



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Nannette Larsen, Senior Planner, 385-386-2761 or nannette.larsen@slcgov.com
Date: December 15, 2021
Re: PLNPCM2020-00464 – Burrola Planned Development

BURROLA – PLANNED DEVELOPMENT

Property Address: 442 South Post Street
Parcel IDs: 15-02-404-037
Zoning District: R-1-5000 (Single Family Residential)
Master Plan: Westside

REQUEST: Burrola Planned Development located at approximately 442 South Post Street – Jesus Burrola, property owner, is requesting Planned Development approval to subdivide the property in order to construct another single-family house on the site. The Planned Development would allow the single-family house to be constructed closer to the property lines and have a reduced lot size than permitted in the R-1-5000 (Single Family Residential) zoning district. The R-1-5000 district requires side yard setbacks of 4' and 10' and a minimum lot size of 5,000 square feet. The proposed Burrola Planned Development will include setbacks of 4' and 2.7' and a lot size consisting of 4,876 square feet.

RECOMMENDATION: It is Planning Staff's opinion that, overall, the project meets the intent of the zoning district and the Planned Development standards with the recommended conditions of approval listed in this report. Planning Staff recommends that the Planning Commission approve the Planned Development subject to the following conditions of approval:

1. A preliminary subdivision is approved and recorded with the county prior to the issuance of the building permit.

ATTACHMENTS:

- A. [Applicant Submittal and Information](#)
- B. [Subdivision Plat](#)
- C. [Site Photos](#)
- D. [R-1-5000 Standards](#)
- E. [Planned Development Standards](#)
- F. [Department Comments](#)
- G. [Public Process and Comments](#)

PROJECT DESCRIPTION & SITE CONTEXT:

Salt Lake City has received a request from Jesus Burrola who is the property owner, for the approval of modifications to the underlying zoning standards through a Planned Development in the R-1-5000 (Single Family Residential) zoning district. The requested modifications in the subdivision are to facilitate an additional residential lot for the construction of one additional single-family house. The requested modifications to the site through a Planned Development:

- Exceeding the Max. Building Coverage
- A reduction of the interior side yard
- A reduction in lot size
- And, a reduction in lot width.

PROJECT OVERVIEW

Subdivision Size	10,585 sq. ft.
Land Use	Single Family Residential
Total Number of Lots	2
Planned Development Modification	Interior side yard, lot size, lot width
Req. Interior Side Yard	4'/10'
Proposed Interior Side Yard	2' 8" / 4' 4"
Maximum Bldg Coverage	40%
Proposed Bldg Coverage	50%
Req. Lot Width	50'
Proposed Lot Width	34'6" / 40'5"
Req. Lot Size	5,000 sq. ft.
Proposed Lot Size	5,708 sq. ft. / 4,876 sq. ft.



FIGURE 1: Property Location Map

Presently the subject site is a single parcel that encompasses approximately 10,500 square feet. The total frontage is 75' that faces along Post Street located to the east of the site. To the west of the site is a public alley, this alley allows vehicle access to rear portion of the property and is presently accessible. The site is used as a single-family residential house which was constructed in 1949. This house fronts on Post Street, an accessory garage structure is located behind the single-family house. This garage structure is setback from the rear property line approximately 20', this allows for vehicle parking in front of the garage structure. The existing drive aisle is placed to the south of the house and is accessed from Post Street.

The subject property is located in the City Park Subdivision which was recorded in 1888. The City Park subdivision subdivides the lots into plats of land that measured 141' long and 31' wide. When the neighborhood was developed these tracts of land would often be consolidated to allow for a single-family house to be constructed. At the time the neighborhood was developed there was no minimum lot width as the R-1-5000 district was codified in 1995. Because there was no minimum lot width when the neighborhood developed most lots are narrower than the required lot width of 50'. The lots to the south and north are approximately 40' in width. The lots to the east of Post Street also have more narrow lots which range from 20'-50' width. This is further discussed in Key Consideration 1 of this report. Additionally, the subject parcels within The City Park subdivision were consolidated before the site was zoned R-1-5000. The subject site encompasses 10,585 square feet, the maximum lot size in the R-1-5000 district is 7,500 square feet. This site is considered to be legal noncomplying as it was consolidated before the maximum lot size standard was in effect. Approval of the Planned Development would bring the site into greater conformance with the district in regard to lot size.

The requested Planning Development and the accompanying modifications would allow the lot to be subdivided into two separate lots. Each lot will allow for a single-family house and will provide space

for two parking stalls. The modifications would reduce lot and setback provisions for both proposed lots within the Burrola Subdivision. The requested modifications include:

- Exceeding the building coverage allowance from 40% to 50%.
- A reduction of the required lot width from the required 50' to 34' 6" and 40' 5";
- Reduce the required lot size from 5,000 square feet to 5,705 and 4,876 square feet;
- and, a reduction of the required interior side yards from the required 4' 10" to 2' 8" / 4' 4".

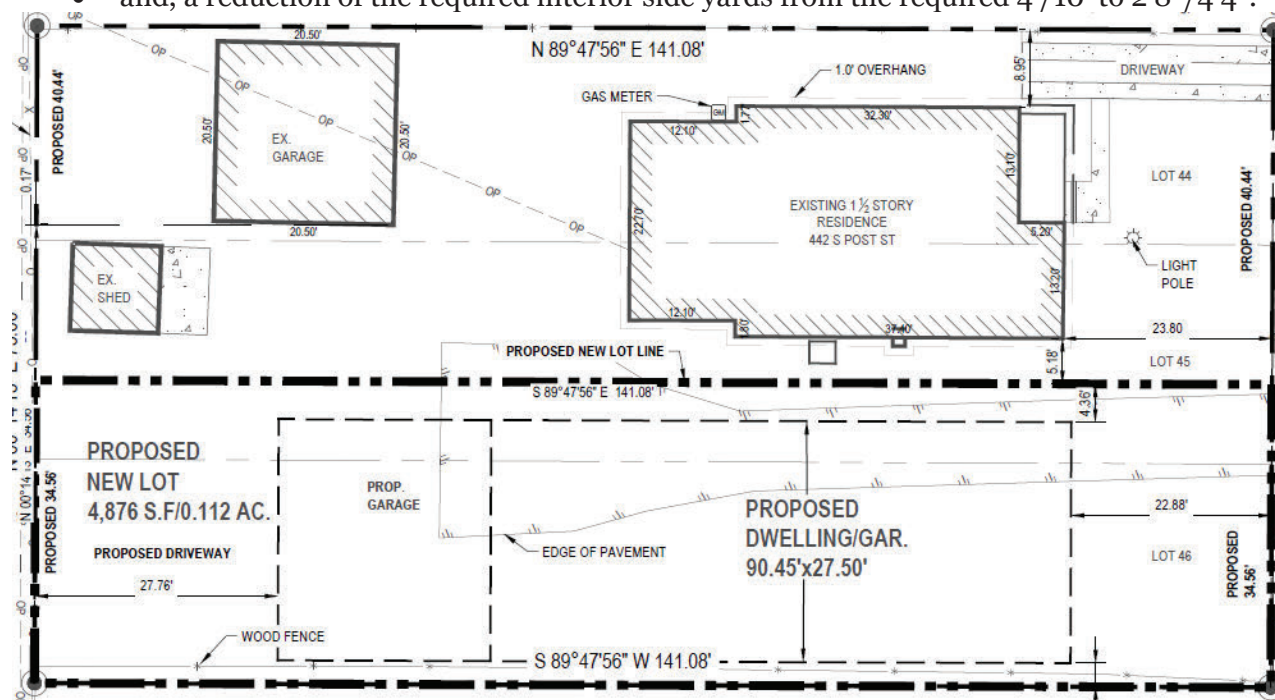


FIGURE 2: Proposed Site Configuration

KEY CONSIDERATIONS:

The key considerations listed below have been identified through the analysis of the project.

1. Consistency with Applicable Master Plan Policies
2. Consistency with the Zoning District and Modifications to Setbacks

Consideration 1 – Consistency with Applicable Master Plan Policies

The project site is located with the Westside Master Plan. The Westside Master Plan was adopted by City Council in 2014. This plan is a visioning document that identifies goals of the Poplar Grove and Glendale neighborhoods of Salt Lake City. One of the goals that is identified in this Master Plan is to, “Protect and encourage ongoing investment in existing, low-density residential neighborhoods while providing attractive, compatible and high-density residential development where needed, appropriate or desired”. The proposed Planned Development meets this goal as the proposal would allow for infill development while ensuring the density and configuration of the parcels and future development on the site is compatible with the surrounding single-family residential environment of the block along Post Street.

The Westside future land use map identifies the site as part of the neighborhood designation. This designation doesn’t specifically regulate density but rather the type of uses recommended in this area. The emphasis of the neighborhood designation in the Westside master plan is stability as these areas

are well established. However, infill development is encouraged as, “All new infill development, whether single-, two- or multi-family residential, should adhere to the prevailing development pattern in the immediate area”. The proposed project meets this intent as the current site is much larger than the development pattern along Post Street. This is shown in figure 3 below, most of the residential properties located to the north and south and along the east side of Post Street have less square footage than the R-1-5000 district requires, and most are also narrower than the required lot width of 50’. The proposed planned development would allow the site to be divided into two separate parcels that is more consistent with the established development pattern of the block than the existing configuration of the site.

Finally, the Burrola Planned Development also meetings the goals stated within Plan Salt Lake. Plan Salt Lake is a citywide plan that was adopted in 2015; it is a 25-year plan that establishes a citywide vision to guide future growth to meet the needs of its residents and businesses. Within this citywide plan it is emphasized that development within the city should be sustainable. This sustainable development should be compatible to the neighborhood, this is defined as, “to how a development integrates into the existing scale and character of a neighborhood”. The Burrola Planned Development project meets this intent as the Planned Development would allow a much larger parcel be subdivided into two smaller parcels which would be more compatible to the established scale of the neighborhood. City initiatives were also identified in Plan Salt Lake. A few initiatives that are applicable to the proposed subdivision of the subject property include:

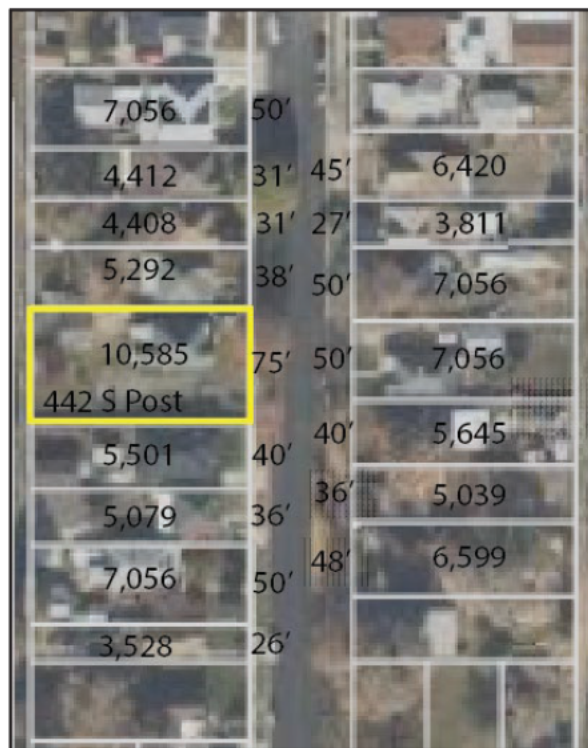


FIGURE 3: Vicinity Parcel width and Square Footage

- “Promote in fill and redevelopment of underutilized land.”
- “Accommodate and promote an increase in the City’s population.”
- “Maintain neighborhood stability and character.”
- “Ensure access to affordable housing citywide.”
- “Enable moderate density increases within existing neighborhoods where appropriate.”

The Burrola Planned Development and subdivision meet all of these initiatives in Plan Salt Lake.

Consideration 2 – Consistency with the Zoning District and Requested Modifications

The Burrola Subdivision requires a Planned Development approval as subdividing the existing lot is not possible unless modifications on the proposed lot are approved. The R-1-5000 zoning district requires a lot size of 5,000 square feet. The proposed modification would reduce this standard and allow a lot size of 5,708 square feet on the lot with the existing house, and 4,876 square feet proposed for the new lot. The combined square footage of the subdivision is over the required 10,000 sq. ft. for two lots within the Burrola Subdivision. The purpose of the required lot size in the R-1-5000 is that regulating single-family lots also regulates density within these areas. As the combined square footage

of the Burrola Subdivision is over 10,000 square feet for two single-family houses the intent of this standard within the R-1-5000 district is met. The second modification that is needed to subdivide the lot is a reduction in the required lot width. The R-1-5000 requires a minimum lot width of 50', the proposed lot width is 40' 5" for the established site and 34'6" on the created parcel. The purpose of a minimum is to regulate density and create uniformity within neighborhoods. It also ensures sufficient access to the site. As shown in figure 3 a narrower lot width than the standard is typical along Post Street and approving a reduced lot width will conform to the neighborhood. Additionally, the public alley to the west of the site allows for vehicle access to the rear of the lot, therefore sufficient access to the site and parking can be maintained off of the front yard area.

Finally, the purpose of the side yard setbacks is to allow landscaping and a separation of structures in this district. It is also to create uniformity in the neighborhood. Landscaping on the site will still be provided through the front and rear yard setbacks that will meet the standard required in the R-1-5000 district. Also, other houses along Post Street have reduced side yard areas. Structures to the south, north, and east of the subject site have a reduction in the side yard areas and in some cases are built to the property line. This is due to the age of the structures that were most likely built when setbacks were not required.

All other zoning standards are being met and no further modification to the site plan is being proposed through a Planned Development review.

It is staff's opinion that the purpose of the Single-Family Residential (R-1-5000) zoning district is being maintained and that the standards for Planned Development are being met per further review in Attachment E of this report.

DISCUSSION:

Staff has found the proposed Burrola Subdivision will meet the intent of the R-1-5000 (Single-Family Residential) zoning district and other applicable master plans by maintaining the character of the neighborhood while providing additional housing in the City through a moderate increase in density on a site that allows for infill development.

Overall, the proposed Burrola Subdivision better meets the intent of the West Side Master Plan and the city-wide Plan Salt Lake and the purpose of the zoning district.

NEXT STEPS:

Planned Development Approval

If the planned development is approved, the applicant may proceed with the project after meeting all standards and conditions required by all City Departments and the Planning Commission to obtain all necessary building permits. A Preliminary Subdivision to subdivide the property is needed prior to the building permit being issued to begin construction on the site.

Planned Development Denial

If the design review is denied, the applicant cannot proceed with the project as proposed and cannot be subdivided to allow for another single-family dwelling on the site.

**ATTACHMENT A: APPLICANT SUBMITTAL AND
INFORMATION**



Planned Development

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
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Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:

Address of Subject Property:
442 S POST ST, Salt Lake City, UT 84104

Name of Applicant: Jesus Burrola	Phone: [REDACTED]
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Address of Applicant:
280 S 50 W, Kaysville UT 84037

E-mail of Applicant: [REDACTED]	Cell/Fax: [REDACTED]
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Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):

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

AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

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

- Filing fee of \$793 plus \$121 per acre in excess of (1) acre.
- Plus additional fee for required public notices.

SIGNATURE

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

Signature of Owner or Agent: 	Date: 2/11/2021
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SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description

Description of your proposed use and existing use (please attach additional sheet/s)

2. Planned Development Information.

Provide the following written and graphic information (please attach additional sheet/s):

- a. Demonstrate how your project meets the purpose and objectives of a planned development as stated in 21A.55.010 of the Planned Development ordinance;
- b. Demonstrate how your project meets the Standards for Planned Developments as stated in 21A.55.050 of the Planned Development ordinance; and
- c. Describe the plan for long term maintenance of all private infrastructure as stated in 21A.55.110 of the Planned Development ordinance.

3. Minimum Plan Requirements

One paper copy (24" x 36") of each plan and elevation drawing

A digital (PDF) copy of the each plan and elevation drawing

One 11 x 17 inch reduced copy of each plan and elevation drawing

4. Site Plan

Site plan (see *Site Plan Requirements* flyer for further details)

5. Elevation Drawing (if applicable)

Detailed elevation, sections and profile drawings with dimensions drawn to scale

Type of construction and list the primary exterior construction materials

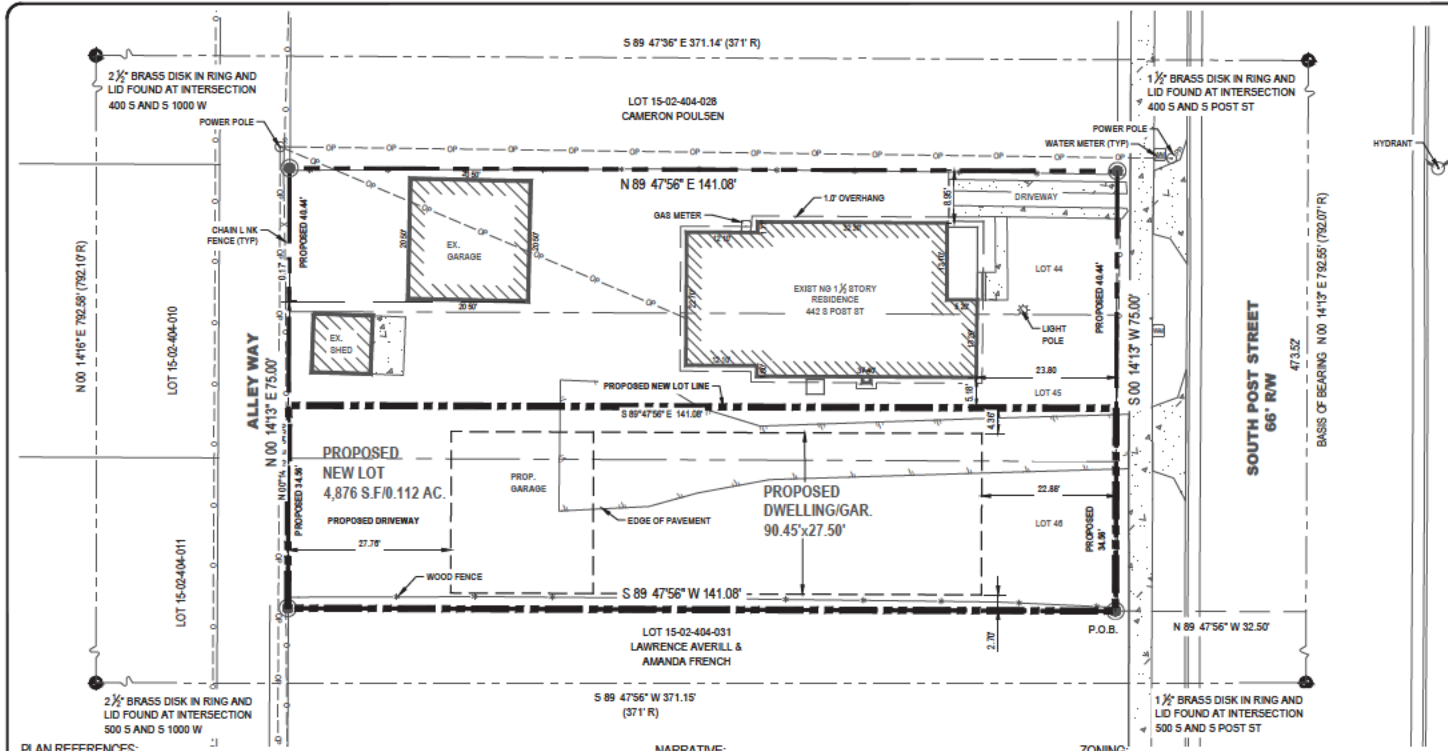
Number, size, and type of dwelling units in each building, and the overall dwelling unit density

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

JB

I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

ATTACHMENT B: PRELIMINARY PLAT



LEGAL DESCRIPTION: ENTRY NO. 13113106,
BOOK 10853 PAGE 8521, DATED OCT. 31, 2019

LOTS 44 45 & 46 BLOCK 9 CITY PARK SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, UTAH.

SURVEYED DESCRIPTION:

A PARCEL OF LAND KNOWN AS PARCEL 15-02-404-037 AND LOCATED IN THE SOUTHEAST QUARTER OF SECT ON 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASIN AND MERIDIAN AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF SOUTH POST STREET WHICH IS 800'14"13 W 473.52 FEET ALONG THE CENTERLINE OF SOUTH POST STREET FROM THE CENTERLINE MONUMENT AT THE INTERSECTION OF 400 S AND SOUTH POST STREET AND NS8°47'58" W 32.50 FEET TO THE POINT OF BEGINNING THENCE S88°47'58" W 141.08 FEET THENCE N00°14'13" E 75.00 FEET THENCE N88°47'58" E 141.08 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SOUTH POST STREET THENCE S00°14'13" W 75.00 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 10 581 SQUARE FEET OF AREA OR 0.243 ACRES MORE OR LESS.

NOTES:

- 1) THE RECORD OWNER(S) OF LOT 15-02-404-037 ARE DARLA BURROLA AND JESUS BURROLA AS JOINT TENANTS AS REFERENCED IN ENTRY NO. 13113106 BOOK 10853 PAGE 8521 DATED OCTOBER 31, 2019. SAID DEED IS ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE. THE ADDRESS OF THE PROPERTY IS 442 S POST ST.
- 2) THE FIELD SURVEY OF THE PROPERTY WAS PERFORMED BY CRS ENGINEERS ON NOVEMBER 14, 2019 USING GPS OBSERVATIONS. THE BASIS OF BEARING IS 800'14"13 E 752.55 FEET BETWEEN THE CENTERLINE ROAD MONUMENTS AT W 400 S & S POST ST. AND W 500 S & S POST ST. BOTH MONUMENTS ARE BRASS CAPS IN RING AND LID.
- 3) UTILITIES SHOWN HEREON THIS PLAN ARE AS OBSERVED FROM SURFACE LOCATIONS. CRS ENGINEERS MAKE NO CLAIM AS TO ANY UNDERGROUND LOCATIONS OR CONNECTIONS. BLUE STAKES SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE ORIGINAL LOT LINES TO BE ADJUSTED AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

BURROLA SUBDIVISION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS AS SHOWN ON THIS PLAT AS INTENDED FOR PRIVATE AND PUBLIC USE.

DATED THIS _____ DAY OF _____ 20____

DARLA BURROLA JESUS BURROLA

ACKNOWLEDGEMENT

STATE OF UTAH)
) S.S.
COUNTY OF SALT LAKE)

ON THIS _____ DAY _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME

WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME BEING DULY SWORN (OR AFFIRMED) DID SAY THAT (T)(S)HE(Y) IS(ARE) THE TRUSTEE(S) OF THE ENDO TRUST(S) ON THE PLAT AND THAT SAID DOCUMENT WAS SIGNED BY (T)(S)HE(Y) IN BEHALF OF SAID TRUST BY AUTHORITY OF THE TRUST AND SAID

ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

SHEET 1 OF 1

BURROLA SUBDIVISION

LOT 15-02-404-037 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASIN & MERIDIAN, SALT LAKE COUNTY, UTAH.

PLAN REFERENCES:

- 1) MAP OF CITY PARK SUBDIVISION OF BLOCKS 29-31-29-29 PLAT C SALT LAKE CITY SURVEY ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE.
- 2) POST STREET PARCEL LAWRENCE AVERILL, 408 SOUTH POST STREET, SALT LAKE CITY, UTAH 84104 ON FILE AT THE SALT LAKE COUNTY SURVEYOR'S OFFICE AS REFERENCE NUMBER S2007-01-0095.
- 3) PLAT 3 OF BLOCKS 29 21 29 21 30 31 30 33 AS SHOWN IN THE OFFICIAL SURVEY OF PLAT C SALT LAKE CITY SURVEY ON FILE AT THE SALT LAKE CITY SURVEYOR'S OFFICE.

VICINITY MAP 1" = 100'



NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING LOT 15-02-404-037 TO CREATE ONE PROPOSED NEW LOT. BOTH LOTS WILL HAVE A SHARED DRIVEWAY ACCESS AS DEPICTED BY THE TEN (10) FOOT WIDE DRIVEWAY ACCESS EASEMENT SHOWN HEREON. UPON FINAL APPROVAL THE OWNER(S) HAVE AUTHORIZED CRS ENGINEERS TO FILE THE PLAT WITH THE COUNTY.

LOT CALCULATIONS
ORIGINAL LOT AREA 10 581 S.F. OR 0.243 AC.
REMAINDER LOT AREA 4 878 S.F. OR 0.112 AC.
PROPOSED NEW LOT AREA 5 705 S.F. OR 0.131 AC.

ZONING:

R-15000 SINGLE FAMILY RESIDENTIAL DISTRICT
LAND USE: SINGLE FAMILY DETACHED DWELLINGS
MINIMUM LOT AREA: 5 000 SQUARE FEET
MINIMUM LOT WIDTH: 50 FEET
SETBACKS FOR PROPOSED LOT SHOWN PER A.2.4.070 MINIMUM YARD REQUIREMENTS 1-5

SURVEYOR'S CERTIFICATE

I, JONATHAN D. BEHR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 200699 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS THE BURROLA SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. DIVIS ON ROADS TO BE SET UPON APPROVAL AND RECORD OF SURVEY TO BE RECORDED.

DATE OF PLAT OR MAP: MARCH 10, 2020
REVISED PROPOSED LOT: 4/29/21
JONATHAN D. BEHR, PLS
LICENSE NO. 3200692



PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE MOJAVE CITY PLANNING COMMISSION

CHAIR, MOJAVE CITY PLANNING COMMISSION

BOARD OF HEALTH

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

SALT LAKE COUNTY HEALTH DEPT

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE _____ CITY ENGINEER _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____

MOJAVE CITY ATTORNEY _____

CITY COUNCIL

PRESENTED TO THE MOJAVE CITY COUNCIL THIS _____ DAY OF _____ A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

ATTEND: CITY RECORDER _____ CHAIRMAN, MOJAVE CITY COUNCIL _____

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEES _____ SALT LAKE COUNTY RECORDER _____

FILED: P:\2019\417\final\bls_mojave\subdiv\map\BUPAR\AEC\CONTR\CRS.dwg 04/29/21 11:16am

ATTACHMENT C: SITE PHOTOS



View of Site, 442 South Post Street



View of 456 South Post Street; House to the South



View of 440 S Post Street; House to the North

ATTACHMENT D: R-1-5000 ZONING STANDARDS ANALYSIS

R-1-5000 (Single-Family Residential District)

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.

Zoning Ordinance Standards for R-1-5000 zone (21A.24.070)			
Standard	Requirement	Proposed	Finding
Minimum Lot Size	5,000 sq ft	5,708 / 4,876 sq ft	Requested Modification
Minimum Lot Width	50'	34'6" / 40'5"	Requested Modification
Front Yard Setback	20' or average of the block face	20'	Complies
Interior Side Yard Setback	4'/10'	2'8" / 4'4"	Requested Modification
Rear Yard Setback	25% of the lot depth or 20'	27'	Complies
Maximum Building Coverage	40%	50%	Requested Modification
Maximum Lot Size	7,500 sq ft	5,708 / 4,876 sq ft	Complies
Maximum Building Height	<p>The maximum height of a flat roof building shall be twenty feet (20').</p> <p>Twenty-eight feet (28') measured to the ridge of the roof; or, the average height of other principal buildings on the block face.</p>	Will comply with maximum building height during Building Permit review.	Complies

ATTACHMENT E: PLANNED DEVELOPMENT STANDARDS

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

Standard	Rationale	Finding
<p>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (Section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The planning commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.</p>	<p>The Burrola Subdivision meets the purpose statement of the Planned Development by complying with objective F in regard to Master Plan compatibility.</p> <p>Objective F of the Planned Development objectives states that the project is be complies with the master plan and assists in the master plan implementation.</p> <p>This objective is reviewed closely in the Key Consideration 1 of this report. The subject site is within the West Side Master Plan, within this plan are the goals of, “<i>All new infill development, whether single-, two- or multi-family residential, should adhere to the prevailing development pattern in the immediate area</i>”, and, “<i>Protect and encourage ongoing investment in existing, low-density residential neighborhoods while providing attractive, compatible and high-density residential development where needed, appropriate or desired</i>”. The Burrola Subdivision furthers the intent of the West Side Master Plan by creating an infill development that will fit within the established character of the neighborhood. Presently, the existing site exceeds the maximum lot size of 7,500 square feet. The proposed Burrola Subdivision would configure the sites that would more closely meet the intent of the Master Plan and underlying R-1-5000 zoning district.</p>	<p>Complies</p>
<p>B. The proposed planned development is generally consistent with adopted policies set forth in the citywide, community, and/or small area master plan that is applicable to the site where the planned development will be located.</p>	<p>As discussed in the Key Consideration 1 of this Staff Report it has been found that the proposed Burrola Subdivision will meet the master plans which are applicable to the site, this includes the West Side Master Plan and the citywide Plan Salt Lake.</p>	<p>Complies</p>
<p>C. Design and Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the planning commission should consider:</p>	<p>As shown in Figure 3 earlier in this Staff Report is an aerial photo of the existing structures and approximate property lines along Post Street. In this Figure it is shown that the existing lot sizes, lot widths, and setbacks are similar to the proposed subdivision. It is expected the proposed infill development that includes one additional single-family house along Post Street will fit with the built environment of the neighborhood.</p>	<p>Complies</p>

C1	<p>Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;</p>	<p>The overall square footage proposed for the combined two lot subdivision is over 10,000 square feet. Therefore, the infill development will not increase the established intensity in the neighborhood and will be suitable to the character of the built environment along Post Street.</p>	
C2	<p>Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;</p>	<p>The single-family house will face post street and will be accessed from an alley to the rear of the site. The R-1-5000 does not have any building material or site design standards. The standards relating to an attached garage will be in compliance with the residential zone.</p>	
C3	<p>Whether building setbacks along the perimeter of the development:</p> <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>The setback modifications are addressed in Key Consideration 2. The setbacks for the single-family house have been found to be appropriate to the character of the neighborhood.</p>	
C4	<p>Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;</p>	<p>The proposed single-family house will fit within the character of the neighborhood. There is no standard regarding ground floor transparency and architectural detailing in the residential district.</p>	
C5	<p>Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;</p>	<p>The lighting will be directed towards the interior of the proposed site.</p>	
C6	<p>Whether dumpsters, loading docks and/or service areas are appropriately screened; and</p>	<p>The subject site is in a single-family neighborhood and is proposed to be used as a single-family use. No dumpsters or loading docks are proposed on site.</p>	

C7	Whether parking areas are appropriately buffered from adjacent uses.	Parking on the site will be accessed from the area and therefore sufficiently buffered from the street.	
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:		The subject site does not have any mature trees or mature landscaping that will be removed as a result of development of the site.	Complying
D1	Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;	There are no mature trees located on the subject site that will be removed.	
D2	Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;	There is no mature landscaping on the site that will be removed. It is not expected that the proposed use, single-family residential, would necessitate buffering from the abutting properties.	
D3	Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and	The result of the Planned Development is not expected to create negative impacts to the adjoining properties. Additional landscaping on the site is not required.	
D4	Whether proposed landscaping is appropriate for the scale of the development.	The subject site will meet the landscaping standards in the R-1-5000 district and is appropriate to the scale of the residence.	
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:		The Burrola Subdivision meets this criteria as the parking standards of a single-family dwelling are met. The configuration of the site will continue the vehicular circulation of the community by providing parking in the rear yard, accessed by a public alley.	Complies
E1	Whether drive access to local streets will negatively impact the safety, purpose and character of the street;	Access to the site will not negatively affect the surrounding properties of the site and will not alter the character of the community.	
E2	Whether the site design considers safe circulation for a range of transportation options including: a. Safe and accommodating pedestrian environment and pedestrian oriented design; b. bicycle facilities and connections where appropriate, and orientation to transit where available; and c. Minimizing conflicts between different transportation modes;	Alterations to the site will not affect the safety or accessibility of the neighborhood. The proposed access to the site is conforming to the zoning district and applicable master plans.	

E3	Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;	The layout of the site will allow vehicle access to the public street, it also will open the site to connect to other properties will pedestrian paths on the west and south sides of the structure.	
E4	Whether the proposed design provides adequate emergency vehicle access; and	The layout of the site allows for adequate 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.	Because this is a single-family site there are no loading or service areas on the site.	
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.		Overall, the proposed configuration of the site is consistent with the character of the neighborhood. The proposed modifications will further the characteristics along Post Street.	Complies
G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.		The Public Utilities Department has reviewed the project and finds that they are able to provide all necessary services for this proposed project.	Complies

ATTACHMENT F: DEPARTMENT COMMENTS

Transportation Review: (Michael Barry, Michael.barry@slcgov.com)

- Transportation has no comment on the request to reduce the minimum street facing façade length.

Building Review: (James McCormack, james.mccormack@slcgov.com)

- Existing house with new north lot will meet distance needed by code without retrofit for fire rating. Property line on south border has fence not in line with actual property line. Potential outcome of possible boundary dispute unclear which may pose development challenges with code if the property line were found to be different. New structure on proposed lot would have to be built with fire walls on two possible sides. Neighborhoods in Salt Lake City were laid out before modern building code was adopted. A home could be built using modern code on this south new lot, but it would be governed by modern code. Anything must be fire rated if closer than 5 feet to the property line.

Engineering Review: (Scott Weiler, scott.weiler@slcgov.com)

- No objections.
- Contact Rebecca Thomas for a certified address for the new lot.

Public Utilities Review: (Jason Draper, Jason.draper@slcgov.com)

- No concerns on the Planned Development.

Zoning Review: (Alan Hardman, alan.hardman@slcgov.com)

- The proposed subdivision appears to work with planned development approval. The access to the existing detached garage and the new attached garage appears to be a little awkward with regard to maneuvering. The driveway easement should also cover any maneuvering ability beyond the driveway access, to allow vehicles to get into the garages.

Fire Review: (Ted Itchon, ted.itchon@slcgov.com)

- No objection

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments

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

PUBLIC PROCESS AND INPUT

Timeline

- The application was initially submitted on June 6th, 2020.
- Once a complete application was submitted the application was accepted on February 11th, 2021.
- The application was assigned to a planner on March 17th, 2021 where it was determined additional information would be needed for a full review of the Planned Development.
- Notice of the proposal, and request for input, was provided to the Poplar Grove Community Council on June 8th, 2021.
 - No comments were received from the Community Council and there were no requests by the notified Community Councils to meet with Planning Staff or the applicant to discuss the application.
- Early Notification mailings were sent out on June 8th, 2021 to property owners and residents within 300' of all four corners of the project site.
 - No comments were received from the neighboring property owners or residents.
- Public notice of the Planning Commission hearing was mailed December 3rd, 2021 to property owners and residents within 300' of the subject site.
- A public notice sign was posted on both frontages of the subject site on December 3rd, 2021. No further public comments were received before this report was finalized.