



Staff Report

PLANNING DIVISION
DEPARTMENT OF COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Diana Martinez, Principal Planner// diana.martinez@slcgov.com // 801-535-7215
Date: January 12, 2022
Re: PLNPCM2021-00847 – LaraDean Townhomes Planned Development
PLNSUB2021-00848 – LaraDean Townhomes Preliminary Subdivision

PLANNED DEVELOPMENT & PRELIMINARY SUBDIVISION

PROPERTY ADDRESS: 355-365 West 800 North

PARCEL ID: 8-25-377-003-0000 & 8-25-377-004-0000

MASTER PLAN: Capitol Hill Master Plan

ZONING DISTRICT: MU- Mixed Use Zoning District

REQUEST:

Jarod Hall of Di'velept, representing property owners, is requesting approval for a new townhome development at 355-365 West 800 North. The development includes fourteen (14) single-family attached units in two separate buildings. The two buildings are approximately 45 feet in height and are three stories tall. The subject property is approximate 0.44 acres (19,166 square feet) in size and is located in the MU- Mixed Use zoning district.

This development involves two different applications:

- Preliminary Subdivision Plat application for the approval to create 14 new lots.
- Planned Development approval is required for the following zoning modifications:
 1. Twelve of the single-family units will not have public street frontage.
 2. Reduction of the rear yard setback requirement to fifteen (15) feet from the required twenty (20) feet.
 3. Reduction of the front yard setback to six (6) feet five (5) inches from the required ten (10) feet, to allow balconies to extend into the setback area.

RECOMMENDATION:

Based on the findings listed in this staff report, Planning Staff recommends that the Planning Commission approve the Planned Development and Preliminary Subdivision Plat requests for the property at 355-365 West 800 North with the following condition:

1. The applicant adds additional wall lighting near each unit's garage door, in order to improve the lightening along the shared driveway.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Project Narrative From Applicant](#)
- C. [Subdivision Plat and Project Plans](#)
- D. [Property & Vicinity Photographs](#)
- E. [MU – Mixed Use Zoning Standards](#)
- F. [Analysis of Standards – Planned Development](#)
- G. [Analysis of Standards – Preliminary Plat](#)
- H. [Public Process & Comments](#)
- I. [Department Review Comments](#)

PROJECT DETAILS:

The proposed petition is to create fourteen (14) single-family attached units (townhomes) within two (2) buildings. Each building will have seven (7) units and will be approximately forty-five feet tall and three stories.

All fourteen units will be accessed by a shared driveway, that will be located between the two buildings, which will come off 800 North.

The existing parcel is approximately 19,166 square feet in size, which makes it eligible for a Planned Development application in the R-1/5,000 zone.



KEY CONSIDERATIONS:

The key considerations listed below have been identified through the analysis of the project and department review comments:

1. Twelve of the single-family units will not have public street frontage.
2. Reduction of the rear yard setback requirement to fifteen (15) feet from the required “25% of the lot depth but need not be more than twenty (20) feet”.
3. Reduction of the front yard setback to six (6) feet five (5) inches from the required ten (10) feet, to allow balconies to extend into the setback area.
4. Nightly rentals within the proposed development.
5. Compliance with Citywide and Community Master Plans.

CONSIDERATION 1: Twelve of the single-family units will not have public street frontage

The first consideration addresses that twelve of the units will not have public street frontage and will be accessed from a private driveway located between the two buildings. This driveway will come off the public right-of-way 800 North.

The applicant is requesting a modification from section 20.12.010.E.1. of the zoning ordinance that requires that “all lots or parcels created by the subdivision of land shall have access to a public street improved to standards required by this title, unless a private street or modified standards are approved by the planning commission as part of a planned development.”

Because the existing parcels are deep and narrow (approximately 116’ x 166’), in order to get two buildings on the property, the orientation of the buildings will not allow for all the lots to have frontage on the public right-of-way (800 North). The applicant has designed the two front units so that the main unit doors face onto 800 North. All the other lots/units will have their main door facing the side yards of the property (west or east).

As for the central driveway within the project, all the lots will use this, even the front two lots. This central driveway can create a sense of safety and privacy for the owners within the community development since they will all use it.

The private driveway is compatible with the new development to the east, “The Mary”, that also has a private drive serving fourteen units in that development.

CONSIDERATION 2: Reduction of the rear yard setback requirement to fifteen (15) feet from the required twenty (20) feet.

The applicant wants to build sizable single-family attached units on this site, and therefore is requesting a modification from section 21A.32.130.E.1.d. that the rear yard setback be reduced to fifteen (15) feet from the required twenty (20) feet.

One consideration for this request is that the rear yard abuts an industrial building to the south. The existing industrial building is a concrete building and does not have windows on the north side. Therefore, there is no negative impact anticipated from the proposed development to be five feet closer to the south property line.

The applicant is also proposing a significant number of shrubs and grasses along the south property line for a distinguished barrier between the subject property and the neighboring property to the south.

The applicant stated the following for needing the addition five feet within the rear yard: “The zone requires a 20' setback for single family attached (townhomes) and a 15' setback for multi-family (Condos). The financing for townhomes is much easier to get through conventional mortgages. By allowing townhomes to utilize the smaller setback the city gets 3-bedroom units that are easier to finance and so are more attainable to an average buyer. The additional width is what makes it possible to add a third bedroom. One of the comments we received at the community council was to try and make these attractive to families as possible and having a third bedroom helps to do that.”

CONSIDERATION 3: Reduction of the front yard setback to six feet five inches (6'5") from the required ten (10) feet, to allow balconies to extend into the setback area

The front façades of both proposed buildings have two balconies each. Ordinance Section 21A.36.020.B. states that balconies are only allowed to project in the rear yard setback. The applicant is asking for a modification from this section, to allow the balconies to project into the front yard setback by three and a half feet (3'6"). The balconies give the residents in the front units the ability to connect with the street side setting.

In addition to the balconies, the applicant is proposing a border on the building façade that protrudes from the building out into the front yard setback by the same width as the balconies, three and a half feet (3'6"). The building façade frame gives the project a unique aesthetic, that serves as a base for the lower balconies, and gives a barrier from sun and wind to all the balconies. The façade frame gives the project an increased visual interest in the building façade's design.



CONSIDERATION 4: Nightly rentals within the proposed development

When the applicant met with the Community Council, there was concern whether the proposed development would have the ability to have nightly rentals. In the MU (Mixed Use) zoning district, hotel/motels use is permitted. The Zoning Administrator has determined that rentals on a short-term basis, less than thirty days including nightly rentals, falls into the same use as hotel/motel (21A.62 Salt Lake City Zoning Ordinance). Therefore, if a hotel/motel use is permitted in a zone, nightly rentals would also be permitted.

However, in order to have nightly rentals the individual owners of the units would need to apply for a business license, which would ensure that all zoning requirements are complied with. In addition, there may be building code upgrades that would be required in order to allow a change of use from a residential use to a commercial use such as to hotel/motel (nightly rentals).

CONSIDERATION 5: Compliance with Citywide and Community Master Plans

Capitol Hill Master Plan (Amended 2001)

This development is located within the West Capitol Hill neighborhood of the *Capitol Hill Master Plan*. The intent of this Master Plan is to create a future for the Capitol Hill Community based on these fundamental goals:

- Ensure the existence of low-density residential development as an important component of the residential land uses in the West Capitol Hill neighborhood.
- Promote the rehabilitation of the existing housing stock in the West Capitol Hill neighborhood to assure long term viability.
- Ensure infill development is compatible with neighborhood characteristics.
- Encourage the development of the area along North Temple as an “Urban Neighborhood” which combines high-density residential development with supportive retail, service commercial and small-scale office uses.
- Incorporate adequate landscaping into all future development.
- Allow moderate increases in multi-family uses in appropriate locations and within the

Citywide Housing Master Plan – Growing SLC (2018-2022)

The City recently adopted a citywide housing master plan titled *Growing SLC: A Five Year Housing Plan 2018-2022* that focuses on ways the City can meet its housing needs in the next five years. The plan includes policies that relate to this development, including:

Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city

- *Increasing flexibility around dimensional requirements and code definitions will reduce barriers to housing construction that are unnecessary for achieving city goals, such as neighborhood preservation.*
- *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 6: Increase home ownership opportunities.

The planned development process is a zoning tool that provides flexibility in the zoning standards and a way to provide infill development that would normally not be allowed through strict application of the zoning code. The Planned Development process allows for an increase in housing stock and housing options and provides a way to minimize neighborhood impacts through its compatibility standards. The proposed development is utilizing this process to provide infill development on an underutilized lot and add additional housing ownership options in the City to help meet overall housing needs.

Plan Salt Lake (2015)

The City has an adopted citywide master plan that includes policies related to providing additional housing options. The plan includes policies related to growth and housing in Salt Lake City.

Growth:

- *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
- *Promote infill and redevelopment of underutilized land.*
- *Accommodate and promote an increase in the City's population.*

Housing:

- *Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.*
- *Increase diversity of housing types for all income levels throughout the city.*
- *Increase the number of medium density housing types and options.*
- *Enable moderate density increases within existing neighborhoods where appropriate.*

Staff Discussion: The proposed development will provide infill housing that is compatible with the character and scale of the existing single-family neighborhood. The preservation of the existing housing stock is referenced through the neighborhood and citywide plans. The proposal adds growth in a pedestrian friendly area with existing infrastructure and services. Bus routes (along 1300 West) are within walking distance as well as other amenities including a local grocery store, restaurants and commercial businesses. The proposed development helps to meet the growth and housing goals of the City's Master Plans and aligns with the development expectations of the neighborhood.

NEXT STEPS:

APPROVAL

Planned Development and Subdivision

If the proposal is approved, the applicant will need to need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. The applicant will be able to submit building permit plans for the development which will be required to meet all conditions of approval. Final certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

Notable requirements that will need to be complied with by the applicant:

1. The applicant shall submit a final plat for review within 18 months to the Planning Division.
2. The applicant shall comply with all required department comments and conditions (as noted in attachment I).

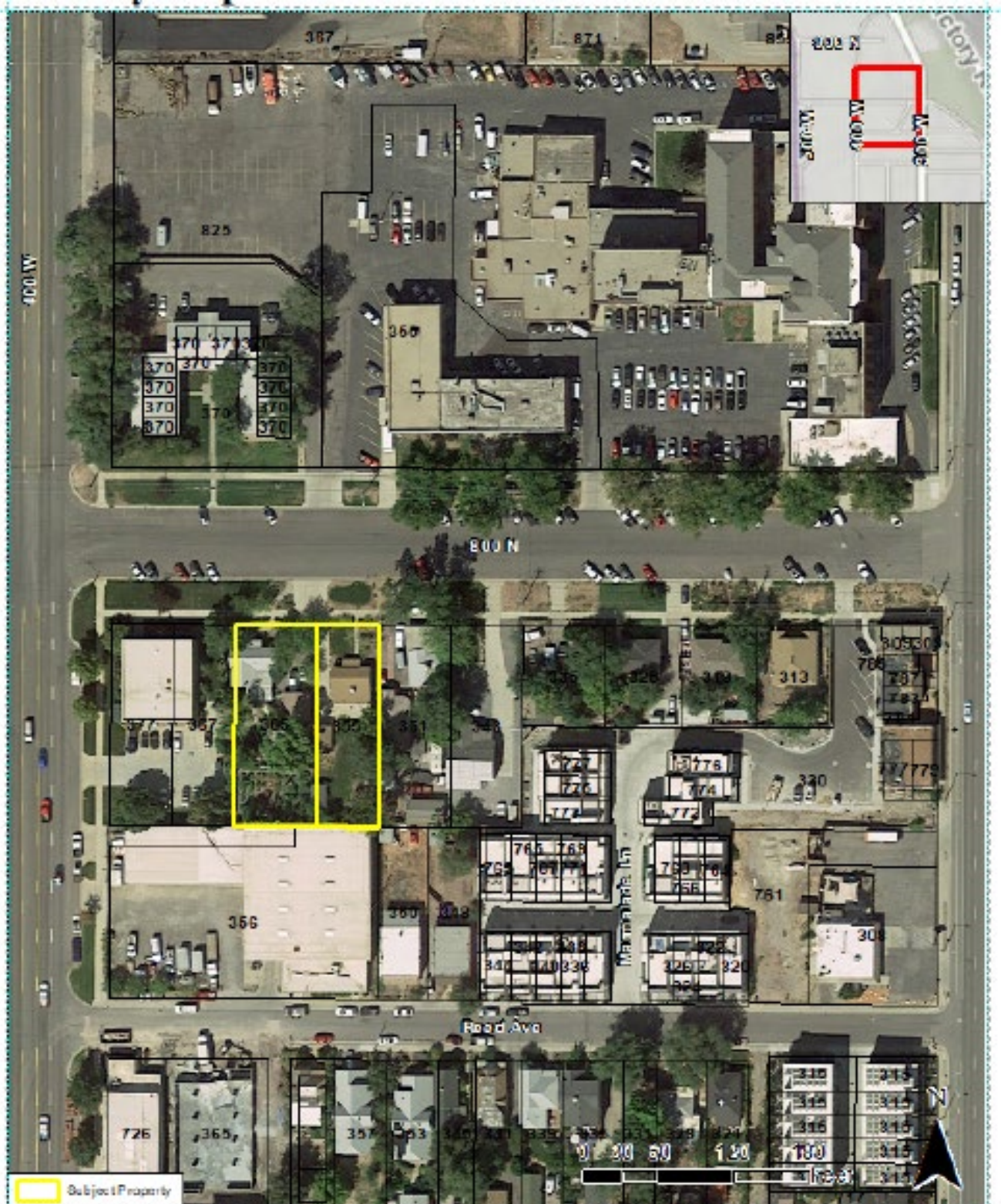
DENIAL

Planned Development and Subdivision

If the Planned Development and Subdivision request is denied, the applicant would not be able to develop the fourteen single-family attached units as currently designed. The applicant could redesign the project to meet the setback requirements and construct the building as for sale condos or rental apartments without obtaining a Planned Development approval.

ATTACHMENT A:

VICINITY MAP



ATTACHMENT B:

PROJECT NARRATIVE FROM APPLICANT



di'velept design LLC
454 N 600 W
SLC, UT 84116
801-680-4485
howdy@divelept.com

Aug 15, 2021

RE: Proposal Planned Development and Design Review at 355 W 800 N

We feel that the proposed project qualifies for the planned unit development per SLC zoning code chapter 21A.55. This project qualifies per 21A.55.010.C.2.

Project Summary

The project will replace 2 single family residences with 14 single-family attached townhomes. The total site is 0.45 acres and will have a density of 31.1 units / acre.

The project consists of two separate wood frame buildings. The exterior materials are stucco. In total there are fourteen units consisting of 2 different types of units - Unit type A (12): 3 bedroom, 2.5 bath unit with 17,50 square feet of conditioned space. Unit type B(2): 2 bedroom, 2.5 bath units with 1,687 square feet of conditioned space.

The primary access to the units will be sidewalks along 800 N. The garages will be accessed via a driveway in between the east and west buildings.

The most recent master planning document for this area is the Capital Hill plan amended in 2001.

Sincerely,

Jarod Hall, AIA
Manager
di'velept design LLC

Proposed Exceptions to Zoning Standards

One Principle Building Per Lot Per 21A.36.010.B

~~In order to~~ build townhomes, we are requesting an exception to the requirement of one building per lot.

Reduced Rear Yard Setback

We are requesting 15' rear yard setback.

Reduced Front Yard Setback

~~In order to~~ provide a balcony and greater architectural interest at the street-facing elevation we are requesting to allow projections such as balconies, awnings, canopies, overhangs and architectural features 4 feet into the required front setback. The main building massing will comply with the MU Zone front setback requirements.

Projections into Side Yard As per Table 21A36.020B

"Awnings and canopies, extending not more than 2 1/2 feet into front, corner side, or side yards and not more than 5 feet into rear yards allowed in residential districts only."

We are requesting that these obstructions be allowed in rear, front, and side yards per this description for this project which is Mixed Use Zoning District.

21A.55.050 Standards for Planned Developments

A: Planned Development Objectives

Referencing the Capital Hill plan, this project addresses several stated goals:

1. Provides new residential development in the MU zoning district per Master Plan goal stated on page 24.
2. Promotes moderate increases in multi-family uses in an appropriate location within the mixed-use area as stated in the Master Plan on page 6.
3. Meets master plan objective for new medium/high density housing opportunities in certain appropriate locations within the West Capitol Hill Neighborhood as described in the Master Plan on page 6.
4. It creates a compact development that is in line with walkable neighborhood best practices.
5. Increases residential density near the station area from 4.4 DU/Acre up to 31.1 DU/Acre.
6. This project helps increase the diversity of building types around the transit station. Currently there are very few townhomes.
7. By creating a townhouse subdivision [plat](#) we are creating the opportunity for ownership which will help create economic stability.
8. The project will redevelop 2 parcels totaling .45 acres that are currently single density residences. The proposed project takes advantage of a long lot by infilling the space with 14, 3-story townhomes.
9. The site provides safe, convenient circulation patterns for vehicular and non-vehicular traffic movement by separating the main entrance and the garage.

B: Master Plan Compatibility

The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.

1. This proposed plan is consistent with the policies set forth in the Capital Hill Plan because it is increasing the density to align with the target residential density, bringing more multi-family housing opportunities to the area, and providing the medium density house to the [Mixed Use Zoning District](#) specifically.

C. Design And Compatibility

The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:

1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design
 - a. This project will feel very appropriate to the context of the other buildings on the street. To the west is an existing commercial office building and to the east is another townhome project currently under development/construction. The size, scale, and massing of this project will fit very nicely between these two adjacent buildings.



North site elevation from 800 N.

2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design
 - a. This project faces/engages the street as the pedestrian and vehicular entrances are along 800 N. The materials are appropriate to the area and will likely be similar materials to the project under development/construction to the east.
3. Whether building setbacks along the perimeter of the development:
 - a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.
 - i. Yes, The Capital Hill plan describes building forms that are oriented toward the street. Our units are close to the sidewalk with the entry door facing the street. We have also created a covered entry that faces the sidewalk as well as balconies that will provide some engagement with the street.
 - b. Provide sufficient space for private amenities.
 - i. We have provided a garage and rooftop access for each unit.
 - c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.
 - i. We have provided zoning required setback from neighboring properties. We will also be providing an opaque fence along the property line. See sheet A2 for site plan.
 - d. Provide adequate sight lines to streets, driveways and sidewalks.
 - i. We have provided sufficient sightlines to safely traverse onto and off of the property.
 - e. Provide sufficient space for maintenance.
 - i. Maintenance will be provided by a third party, so there is no need for maintenance space.
4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction:
 - a. The building facades visible from the public way have many windows. See sheet A4 for elevations.
5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property:

- a. There will be lights at each of the entry door alcoves to the units.
6. Whether dumpsters, loading docks and/or service areas are appropriately screened; and
 - a. Dumpsters will be located at the south end of the site and screened from view. See sheet A2 for site plan showing dumpster location.
7. Whether parking areas are appropriately buffered from adjacent uses.
 - a. Parking will be located in each unit. Driveways have been separated from the primary pedestrian circulation on the site. See sheet A2 for site plan.

D. Landscaping

The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:

1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;
 - a. Existing trees will be preserved wherever possible. See Landscape plans.
2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved
 - a. The existing landscape provides almost no buffering to abutting properties.
3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and
 - a. We are providing fencing to buffer the property from the adjacent properties.
4. Whether proposed landscaping is appropriate for the scale of the development.
 - a. We feel that the proposed landscaping is appropriate for the scale of this development. See Landscape plans.

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:

1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street:
 - a. The project will have a positive impact on the safety of the street and should add a sense of activity by having residences with decks and front porches. The buildings also engage the street and increase activity on the ground level.
2. Whether the site design considers safe circulation for a range of transportation options including:
 - a. Safe and accommodating pedestrian environment and pedestrian oriented design:
 - i. There will be separated pedestrian walkways and driveways to create a safer access for pedestrians. See sheet A2 for site plan.
 - b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and
 - i. Bicycle racks will be provided inside the garages of each unit.
 - c. Minimizing conflicts between different transportation modes:
 - i. We believe that through the strategies we have mentioned above we are minimizing conflicts between different transportation modes.
3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities:
 - a. The increase of residential density that this project provides will enable adjacent uses and amenities by adding customers to the area for future businesses.
4. Whether the proposed design provides adequate emergency vehicle access; and
 - a. We have complied with the required codes.
5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.
 - a. This project is small enough that it will not have any major loading or service areas.

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.

1. There are no significant natural or built features that will be affected by the construction of this project.

G. Utilities

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

1. We have had a DRT meeting and they feel that our plan for the utilities is acceptable.

Images of Site and Adjacent Properties



Existing commercial office building at 377 W 800 N



Existing House at 365 W 800 N will be Removed



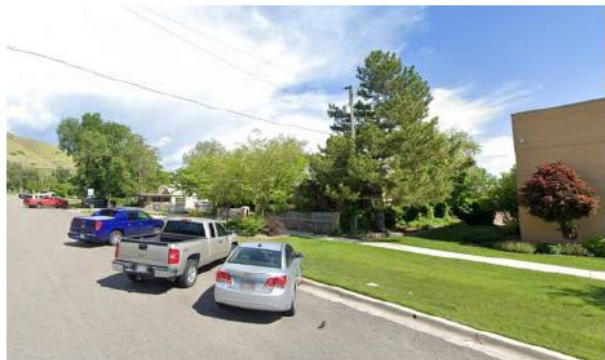
Existing House at 356 W 800 N will be Removed



Similar project at the adjacent property to the east that is currently under development/construction which replaces existing single family houses.



Looking Southwest at Site



Looking Southeast at Site



Across the street from site - North side of 800 N

ATTACHMENT C:

PRELIMINARY PLAT AND PROJECT PLANS



LARADEAN TOWNHOMES

No. Date Description

Revisions:

SLAP_RE
 355 W 800 N
 SALT LAKE CITY, UT 84103
 21-35
 JCH
 PLANNING SUBMISSION
 13 AUGUST, 2021

3D VIEWS

A0
 DIVELAPPT DESIGN LLC © 2021
 13 AUGUST 1:46:29 PM

VICINITY MAP
NTS

ZONING ANALYSIS

ZONING JURISDICTION: SALT LAKE CITY
ZONE: MU - MIXED USE

SETBACKS:	
FRONT YARD	10'
SIDE YARD	10'
REAR YARD	15'

	REQD	PROPOSED
MAX BUILDING HEIGHT	45'	48'
MAXIMUM BLDG COVERAGE	80%	80.2%
MINIMUM LANDSCAPE AREA	20%	21.7%

PARKING:		
MINIMUM PARKING SPACES	7 SPACES	7 SPACES
MAXIMUM PARKING SPACES	N/A SPACES	7 SPACES
TABLE 21A.44.030		

ADA PARKING	1 SPACES	1 SPACES
SECTION 21A.44.020		

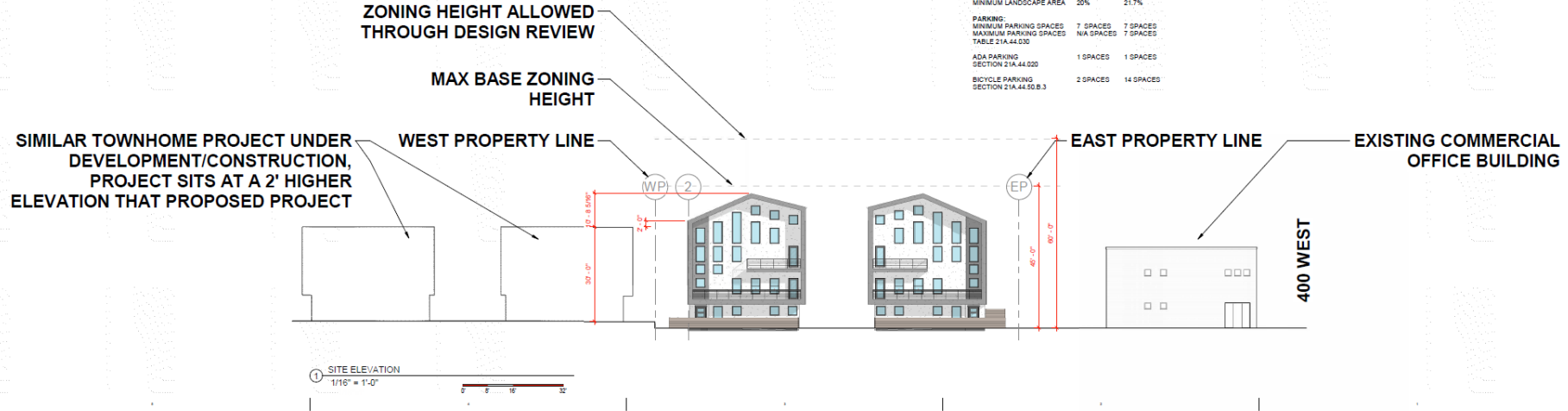
BICYCLE PARKING	2 SPACES	14 SPACES
SECTION 21A.44.50.B.3		

SHEET INDEX.

A0	30 VIEWS
A1	GENERAL INFORMATION
A2	SITE PLAN
A3	FLOOR PLANS
A4	ELEVATIONS
5	
Grand total: 5	

LAI
TO

No. Date Description

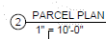


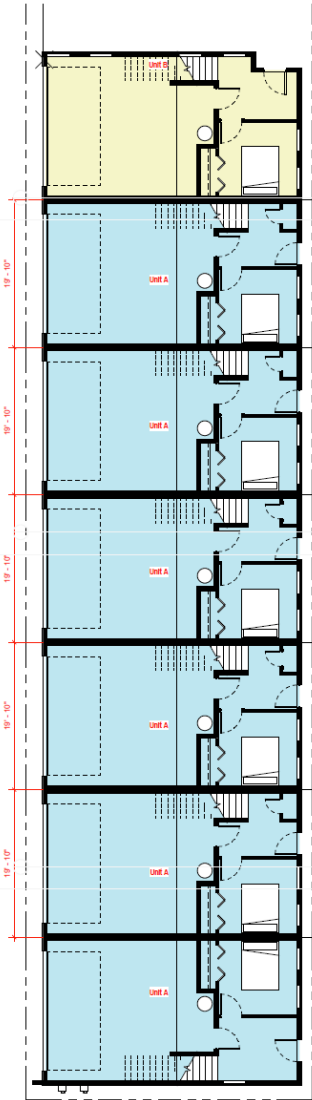
PROJECT	SLAP, RE
PROJECT ADDRESS	355 W 800 N SALT LAKE CITY, UT 84103
ARCHITECTURE	21-35
DATE	JDM
PROJECT	PLANNING SUBMISSION
PROJECT DATE	13 AUGUST, 2021
PROJECT SCALE	As Indicated
PROJECT NAME	
GENERAL INFORMATION	

A1
13 AUGUST 11:40:32 PM
DEVELOPMENT DESIGN LLC

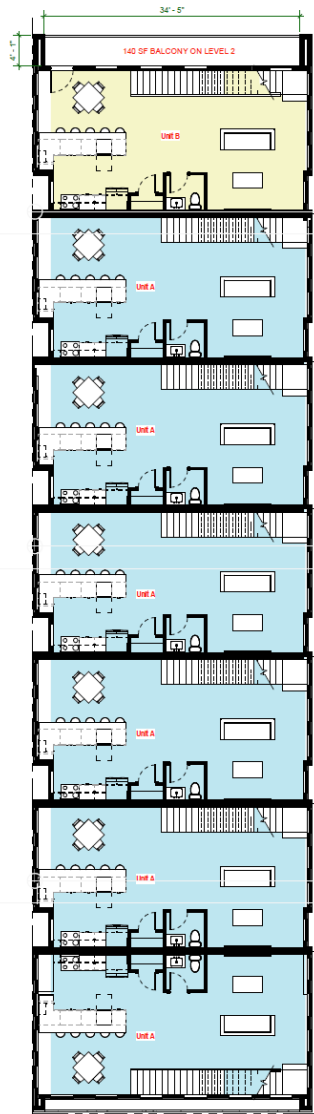
TYPE	COUNT
GARAGE	14

(REQUIRED: 14)

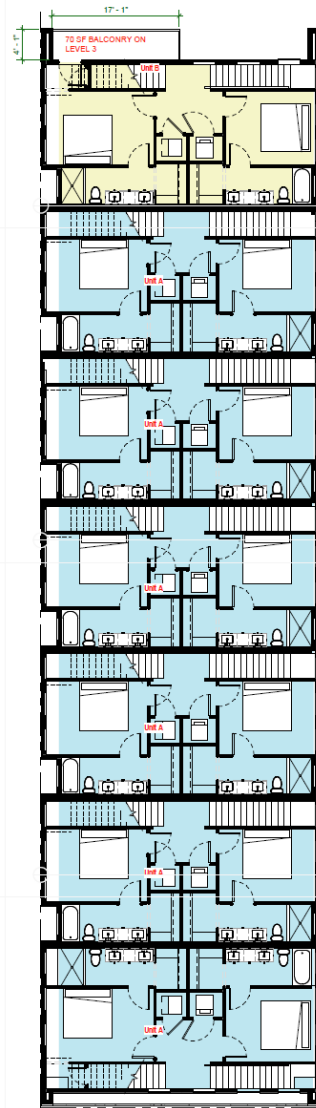




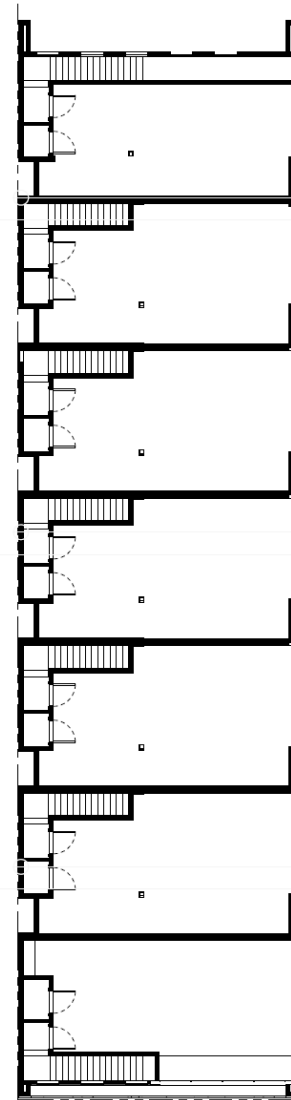
1 LEVEL 1 PLAN - PLANNING
1/8" = 1'-0"



2 LEVEL 2 PLAN - PLANNING
1/8" = 1'-0"



3 LEVEL 3 PLAN - PLANNING
1/8" = 1'-0"



4 ROOF PLAN - PLANNING
1/8" = 1'-0"

UNIT MIX

UNIT TYPE	COUNT	% BY # OF UNITS	% BY AREA
UNIT A	19	90.5%	86.0%
UNIT B	2	9.5%	14.0%
Grand total	21		

KEYNOTES



LARADEAN TOWNHOMES

No. Date Description

PRELIMINARY PLAN

Drawn: SLAP, RE
Project address: 355 W 800 N
SALT LAKE CITY, UT 84103
Project name: 21-05
City: JCH
Status: PLANNING SUBMISSION
Date: 13 AUGUST, 2021
Sheet scale: 1/8" = 1'-0"

FLOOR PLANS

Sheet number: A3
DIVELAPT DESIGN LLC

12/2/2021 2:43:48 PM

SALT LAKE CITY REQUIRED DESIGN STANDARDS

TABLE 21A.37.060
ZONE: MU - MIXED USE

GLASS: GROUND FLOOR (%)
40% - 15% (REDUCTION) - 25% REQUIRED
25% PROVIDED

BUILDING ENTRANCES
(2) STREET FACING FACADES - (2) OPERABLE BUILDING ENTRANCES REQUIRED
(2) OPERABLE BUILDING ENTRANCES PROVIDED

BLANK WALL: MAXIMUM LENGTH (FEET)
15 BLANK WALL MAXIMUM REQUIRED
1.5 BLANK WALL MAXIMUM PROVIDED

LIGHTING: EXTERIOR
All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.
ALL EXTERIOR LIGHTING WILL COMPLY.

LIGHTING: PARKING LOT
If a parking lot is adjacent to a residential zoning district or land use, any poles for the parking lot structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded and the lighting directed down to minimize light encroachment onto adjacent residential properties or into upper level residential units in multi-story buildings. Lightproof fencing is required adjacent to residential properties.

NO PARKING LOT LIGHTING IN THIS PROJECT

SCREENING OF MECHANICAL EQUIPMENT
All mechanical equipment for a building shall be screened from public view and sited to minimize their visibility and impact.

ALL MECHANICAL EQUIPMENT WILL BE SCREENED.

SCREENING OF SERVICE AREAS
Service areas, loading docks, refuse containers and similar areas shall be fully screened from public view. All screening enclosures viewable from the street shall be either incorporated into the building architecture or shall incorporate building materials and detailing compatible with the building being served. All screening devices shall be a minimum of one foot (1') higher than the object being screened; and in the case of fences and/or masonry walls the height shall not exceed eight feet (8'). Dumpsters must be located a minimum of twenty five feet (25') from any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building or structure.

DUMPSTER ENCLOSURE IS LOCATED 88 FEET FROM NEAREST BUILDING ON ADJACENT LOT. DUMPSTER ENCLOSURE WILL MEET SCREENING REQUIREMENTS DESCRIBED ABOVE.

KEYNOTES

ELEVATION FINISHES

KEY	DESCRIPTION
G1	STUCCO, PAINTED P1 WHITE
G2	STUCCO, PAINTED P3 DARK GRAY

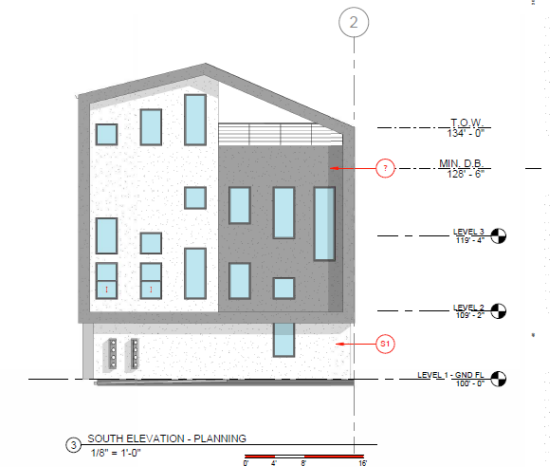
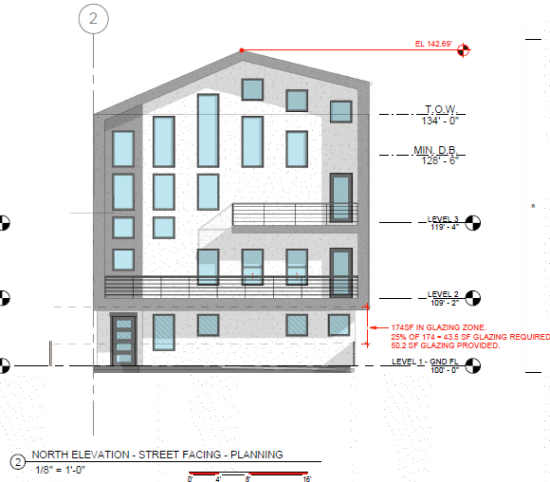
LARADEAN TOWNHOMES

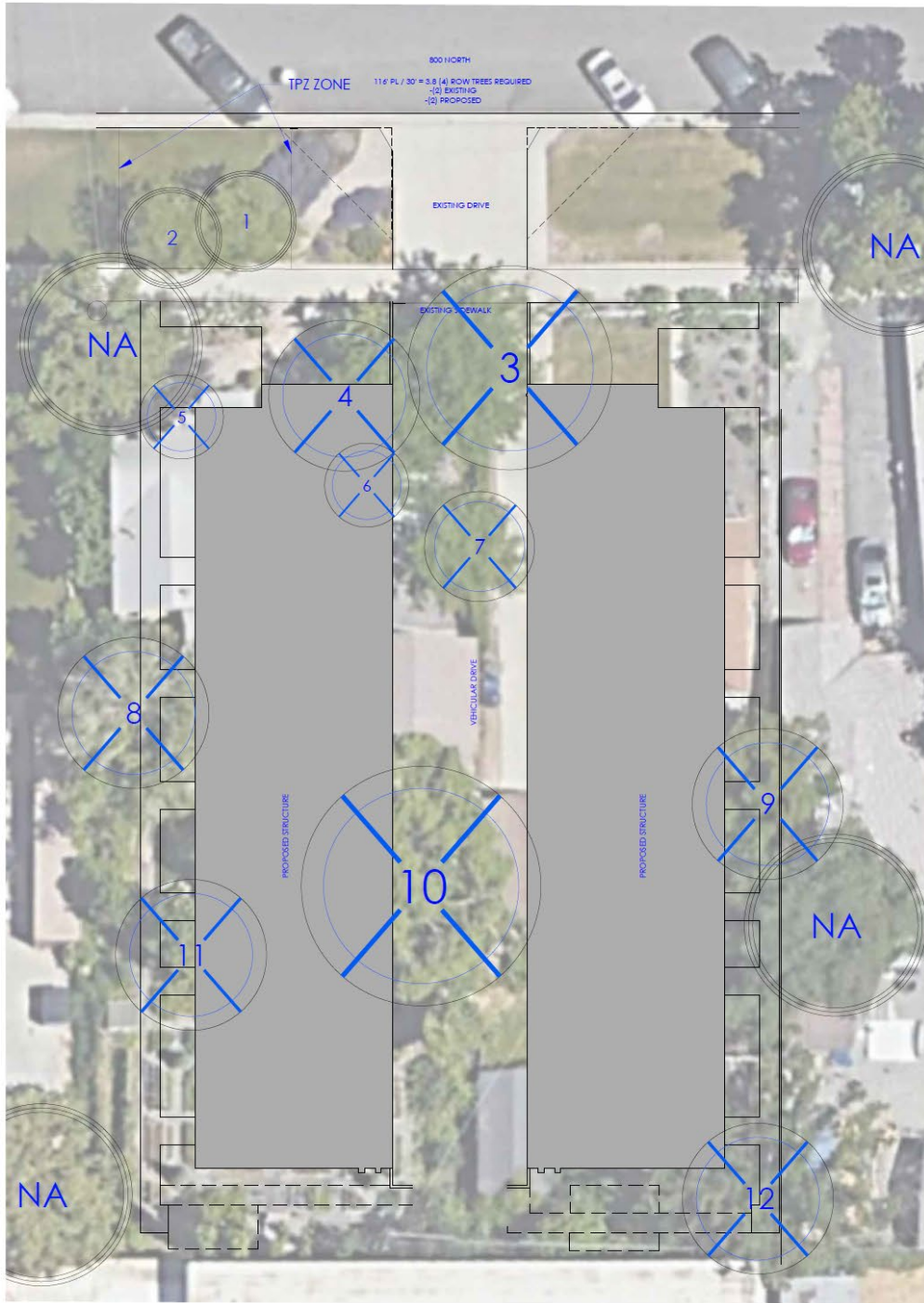
No. Date Description

PROFESSIONAL SEAL

SLAP_RE
355 W 800 N
SALT LAKE CITY, UT 84103
21-55
JDN
PLANNING SUBMISSION
13 AUGUST, 2021
1/8" = 1'-0"

ELEVATIONS





EXISTING TREE SCHEDULE

SYMBOL	DESCRIPTION
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE PROTECTED *TREES MARKED NA ARE NOT WITHIN THIS PROJECT'S SCOPE

NOTES:
1. NOT ALL TREES MAY BE ACCOUNTED FOR - CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY AND REMOVE ANY TREES THAT ARE NOT MARKED ON PLAN THAT ARE OF NUISANCE VARIETIES.
2. ALL NEIGHBORING VEGETATION IS CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE.
3. ALL EXISTING LANDSCAPE AREAS TO BE CLEARED AND GRUBBED.
R.O.W.
*EXISTING TREES TO BE PRESERVED IN ROW

EXISTING VEGETATION SCHEDULE - R.O.W.

VEGETATION NUMBER	ACTION	TREE SPECIES	CONDITION	DBH	LOCATION	NOTE
1	PROTECT	MAACKIA AMURENSIS	GOOD	5"	PUBLIC	TO REMAIN
2	PROTECT	MAACKIA AMURENSIS	GOOD	4"	PUBLIC	TO REMAIN

ROW DBH REMOVED: 0" DBH PRESERVED: 11" NEW ROW DBH PER PLANTING PLANS: 4"

PRIVATE LOT VEGETATION

3	DEMO	ROBINIA SP.	GOOD	4"	PRIVATE
4	DEMO	MAHUS SP.	FAIR	3"	PRIVATE
5	DEMO	PRUNUS SP.	GOOD	3"	PRIVATE
6	DEMO	LIQUID SP.	GOOD	6"	PRIVATE
7	DEMO	PRUNUS SP.	GOOD	5"	PRIVATE
8	DEMO	PRUNUS SP.	POOR	18"	PRIVATE
9	DEMO	FRAXINUS SP.	FAIR	4"	PRIVATE
10	DEMO	FRAXINUS SP.	GOOD	22"	PRIVATE
11	DEMO	PLATANUS SP.	GOOD	9"	PRIVATE
12	DEMO	ROBINIA SP.	POOR	16"	PRIVATE



355 W x 800 N

No. Date Description



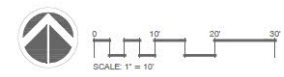
LANDSCAPE ARCHITECTURE //
JILL DESIGN
11166857-5301
SLC, UT 84116
OFFICE: 801.531.2370
WWW.LANDSCAPEARCHITECTURE.COM

355 W 800 N
SALT LAKE CITY, UT 84103

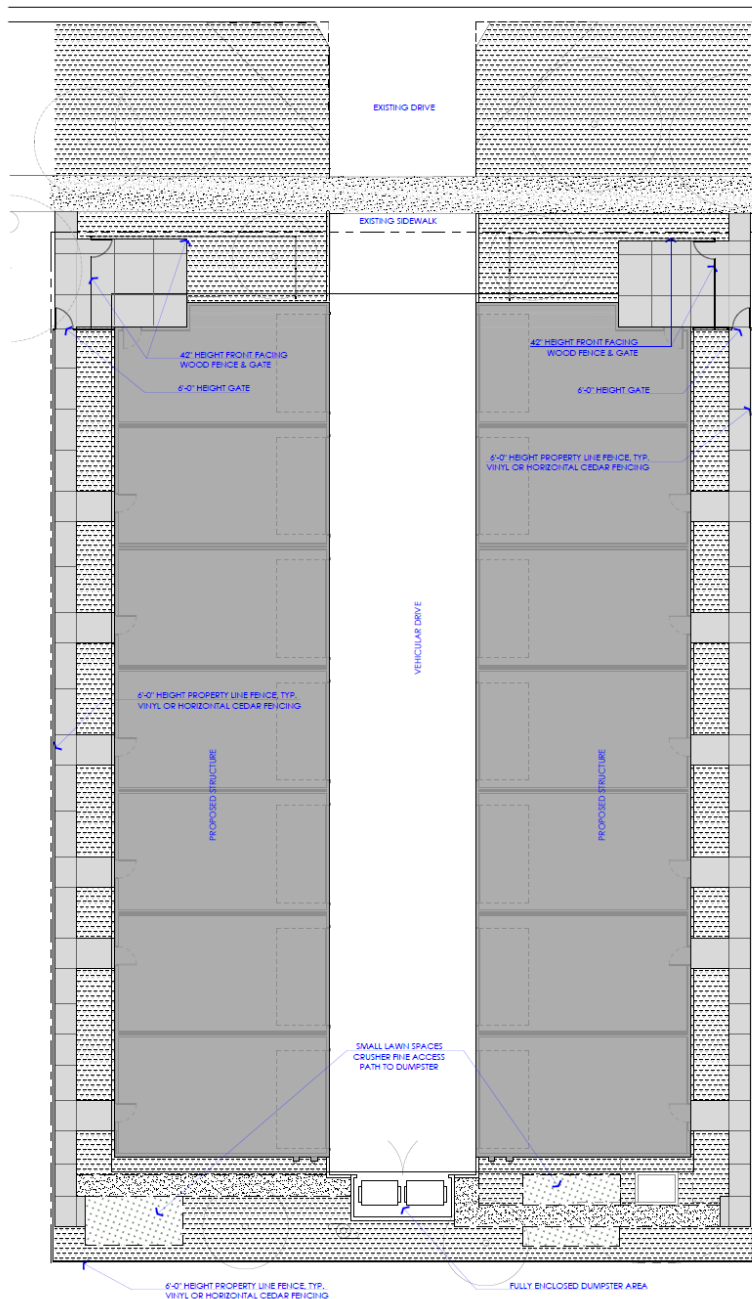
XX-XX
JRH
PD REVIEW
13-Aug-21
As indicated

EXISTING CONDITIONS

L0-01



800 NORTH
116' PL / 30' = 3.8 (4) ROW TREES REQUIRED
-(2) EXISTING
-(2) PROPOSED



CITY OF SALT LAKE LANDSCAPE CALCULATIONS:

ZONE: MU (21A.32.140)		
SITE LANDSCAPE AREAS:		
R.O.W. LANDSCAPING:	2,275 S.F.	WATER WISE PLANTS FOR SALT LAKE CITY:
PRIVATE LANDSCAPING:	3,790 S.F.	DROUGHT TOLERANT SHRUBS
TOTAL:	6,065 S.F.	REQUIRED: 80%
		PROVIDED: 100%
TOTAL SITE:	19,820 S.F. (100%)	DROUGHT TOLERANT TREES
LANDSCAPE AREA:	3,790 S.F.	REQUIRED: 80%
TOTAL TURF AREA:	119,461	PROVIDED: 100%
	268 S.F. (0.2%)	
TREES REQUIRED: 1/30 L.P. (114 L.P. OF STREET)		
4 SHADE TREES REQUIRED PARK STRIP		
TREES PROVIDED: (2) EXISTING // (2) PROPOSED		

PARKWAY PLANTING - URBAN FORESTER REQUIREMENTS:

ALL TREES IN PUBLIC R.O.W. TO BE 2" CALIBER - LOCATED:
8' 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
42' from an intersection with traffic lights (42' 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 I HEREBY CERTIFIED APPLICATIONS OF HERBICIDE
 - POSITIVE DRAINAGE IS TO BE MAINTAINED AWAY FROM ALL STRUCTURES
 - ENGINEERING PLANS SHALL TAKE PRECEDENCE
- SOILS:
- 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
 - SOIL REPORT SHALL TAKE PRECEDENCE
- 5.1. TOPSOIL STANDARDS
- 5.2. SAND - 20%-70%
- 5.3. CLAY - 20%-70%
- 5.4. #10 SIEVE @ 18% MAXIMUM
- PH 6 TO 8.5

LANDSCAPE AREAS - SURFACING MATERIALS		AREA
HATCH	DESCRIPTION	SQUARE FT.
	CONCRETE PAVING - NATURAL GRAY / LIGHT ETCH FINISH	2,075
	EXISTING PUBLIC R.O.W. SIDEWALK	11A
	DECORATIVE ROCK MULCH: 3" DEPTH OF PERMA-BARK 1" W/ INSTALL OVER COMMERCIAL GRADE WEED BARRIER	3,203
	CRUSHER PINE MAINTENANCE BAND: 4" DEPTH OF COMPACTED CRUSHER PINE - INSTALL WITH STEEL EDGING RESTRAINT IN LANDSCAPE AREAS	320
	SODDED TURF SUCH AS BIOTURF OR APPROVED EQUAL	268

*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 NEEDED DUE TO PLANTING - REFER TO PLANTING PLANS. *QUANTITIES TO BE VERIFIED BY CONTRACTOR

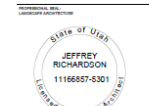


454 N 600 W, SLC, UT 84116
e: howdy@divelept.com
p: 801-680-4485
www.divelept.com

355 W x 800 N

No.	Date	Description
-----	------	-------------

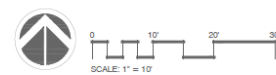
LANDSCAPE ARCHITECTURE // SITE DESIGN
511 W. 200 S. SUITE 125
SALT LAKE CITY, UT 84119
OFFICE: 801.531.2370
WWW.LANDSCAPEARCHITECT.COM



PROJECT ADDRESS	355 W 800 N SALT LAKE CITY, UT 84103
DATE PREPARED	XX-XX
DESIGNED BY	JDR
DATE	PD REVIEW
REVIEW DATE	13-Aug-21
REVIEWER	As Indicated
DATE	

LANDSCAPE
SITE PLAN

L1-01

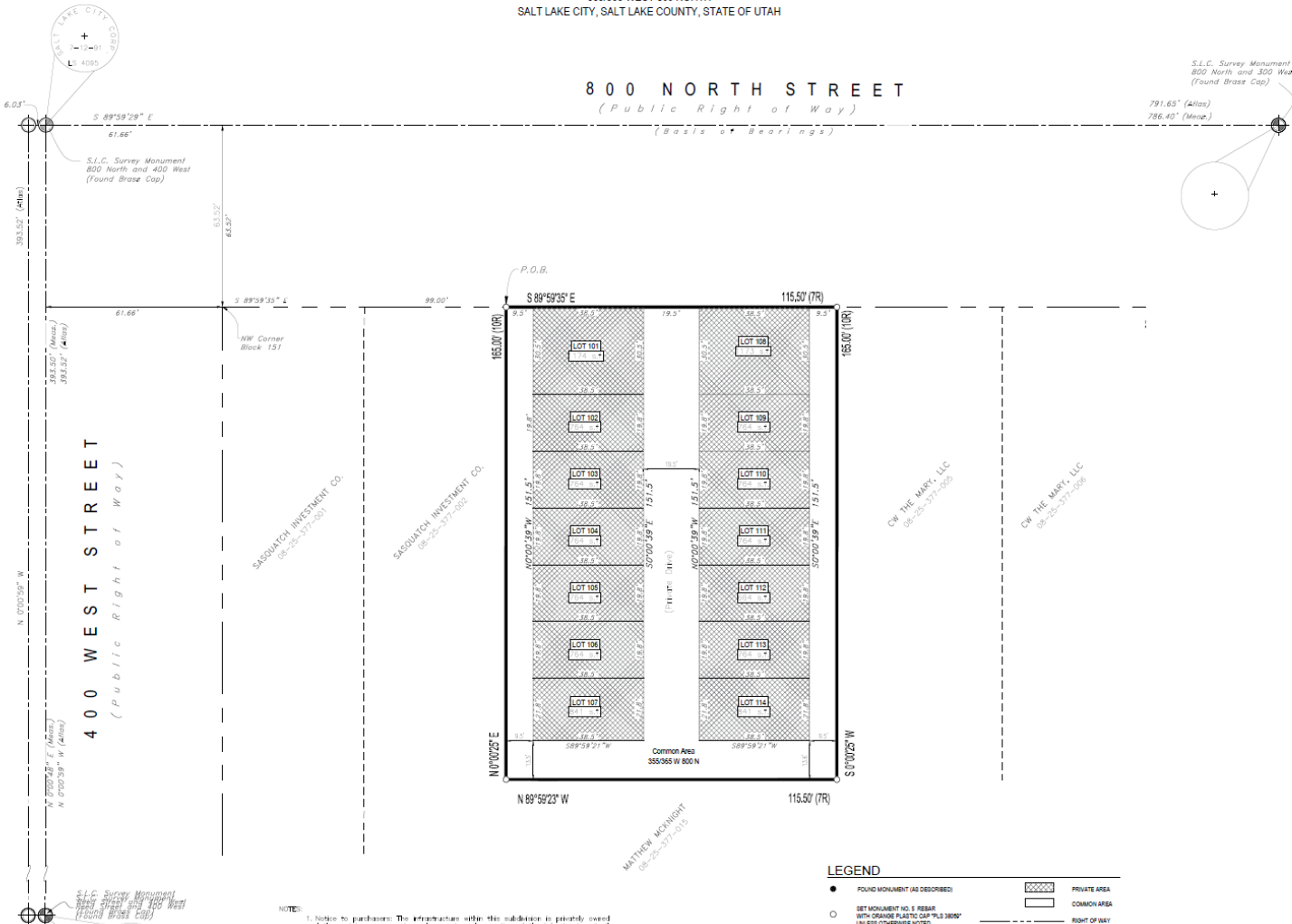


LARADEAN TOWNHOMES SUBDIVISION

LOTS 18 & 19, BLOCK 1, FRANKLIN SUBDIVISION OF
BLOCK 46, PLAT "C", SALT LAKE CITY SURVEY
355/365 WEST 800 NORTH
SALT LAKE CITY, SALT LAKE COUNTY, STATE OF UTAH



VICINITY MAP
NOT TO SCALE



SURVEYOR'S CERTIFICATE

I, James R. Allen II, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 582544 in accordance with Title 58, Chapter 2, of the Utah State Code. I further certify by authority of the owners, that I have completed a survey of the property described in this plat in accordance with Section 11-25-11, 25-15 and 25-16 and have established the location of all lots, blocks, streets, and easements, hereafter to be known as: LARADEAN TOWNHOMES SUBDIVISION and the same has or will be correctly surveyed, staked, and monumented on the ground as shown on this plat, and that this plat is true and correct.

Date of Plat: OCTOBER 4, 2021

Signature: _____

Registration No.: 582544

Delivery:

515 South 700 East, Suite 3F

Salt Lake City, UT 84102

801.483.1357

BOUNDARY DESCRIPTION

A PART OF LOT 5, BLOCK 191, SALT LAKE CITY SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 5 WHICH IS 60.00 FEET (60'00") SOUTH 87°02'07" EAST FROM THE NORTHWEST CORNER OF SAID BLOCK 191; THENCE SOUTH 89°29'21" EAST 115.50 FEET (115'50") TO THE POINT OF BEGINNING; THENCE SOUTH 89°29'21" WEST 115.50 FEET (115'50") TO THE POINT OF BEGINNING; THENCE NORTH 89°29'21" WEST 115.50 FEET (115'50") TO THE POINT OF BEGINNING.

CONTAINING: 14,887 SQ. FT. OR 0.347 ACRES MORE OR LESS

NARRATIVE

THE PURPOSE OF THIS SUBDIVISION IS TO COMBINE 2 LOTS FROM THE FRANKLIN SUBDIVISION OF BLOCK 46, PLAT "C" AND CREATE 14 TOWNHOME LOTS. THE PURPOSE OF THIS SUBDIVISION IS TO COMBINE 2 LOTS FROM THE FRANKLIN SUBDIVISION OF BLOCK 46, PLAT "C" AND CREATE 14 TOWNHOME LOTS. THE PURPOSE OF THIS SUBDIVISION IS TO COMBINE 2 LOTS FROM THE FRANKLIN SUBDIVISION OF BLOCK 46, PLAT "C" AND CREATE 14 TOWNHOME LOTS.

OWNER'S CONSENT TO RECORD

QUALIFLIFE CONDO, LLC, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREINAFTER KNOWN AS:

LARADEAN TOWNHOMES SUBDIVISION

HEREBY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN. THERE ARE NO STREETS, EASEMENTS OR OTHER PROPERTY REFLECTED ON THIS PLAT TO BE DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, I HAVE HERETOBY SET MY HAND THIS _____ DAY OF _____, 20__.

QUALIFLIFE CONDO, LLC

BY: _____

ITS: _____

NOTARY PUBLIC

STATE OF UTAH

COUNTY OF SALT LAKE

ON THIS _____ DAY OF _____, IN THE YEAR 20__, BEFORE ME, _____

A NOTARY PUBLIC, PERSONALLY APPEARED _____

PROVED TO ME THAT _____

IN THE FOREGOING OWNERS' CONSENT TO RECORD REGARDING THE MAMMALIAE TOWNHOMES SUBDIVISION AND WAS SIGNED BY THEM.

COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

PRINT NAME _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

LARADEAN TOWNHOMES SUBDIVISION

LOTS 18 & 19, BLOCK 1, FRANKLIN SUBDIVISION OF
BLOCK 46, PLAT "C", SALT LAKE CITY SURVEY
355/365 WEST 800 NORTH

SALT LAKE CITY, SALT LAKE COUNTY, STATE OF UTAH

PREPARED BY

Galloway

515 South 700 East, Suite 3F

Salt Lake City, UT 84102

801.483.1357 • info@gallowayllc.com

NOTES:

1. Notice to purchaser: The infrastructure within this subdivision is privately owned, and the maintenance, repair, replacement, and operation of the infrastructure is the responsibility of the property owners and will not be assumed by the City.
2. A reserve study that covers the maintenance and replacement costs of the private infrastructure within this subdivision has been recorded with this plat as City Record _____ at Book _____ Page _____.

LEGEND

- FOUND MONUMENT (AS DESCRIBED)
 - SET MONUMENT NO. 5 REBAR WITH ORANGE PLASTIC CAP "1/2\" BERRY" UNLESS OTHERWISE NOTED
 - # STREET MONUMENT
 - (M) MEASURED THIS SURVEY
 - (D) RECORD DISTANCE
 - (L) SALT LAKE CITY RECORD OF SURVEY # 1281
- PRIVATE AREA
COMMON AREA
RIGHT OF WAY
ACADEMIC LOT
OVERLINE
LOT LINE
PROPERTY LINE

CITY PUBLIC UTILITIES DEPT. APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS _____ DAY OF _____, 20__ SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____, 20__ S. L. COUNTY HEALTH DEPARTMENT	CITY ENGINEERING DIVISION I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. CITY ENGINEER _____ DATE _____ CITY SURVEYOR _____ DATE _____	CITY PLANNING DIRECTOR APPROVED THIS _____ DAY OF _____, 20__ BY THE SALT LAKE CITY PLANNING COMMISSION. PLANNING DIRECTOR _____ DATE _____	CITY ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____, 20__ SALT LAKE CITY ATTORNEY	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____, 20__ AND IT IS HEREBY APPROVED. SALT LAKE CITY MAYOR SALT LAKE CITY RECORDER	SALT LAKE COUNTY RECORDER STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEE _____ SALT LAKE COUNTY RECORDER	NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS
---	---	--	--	--	---	--	---

ATTACHMENT D:

PROPERTY AND SITE PHOTOS



Photo of Subject Properties

Photo showing east property line



Photo showing west property line



Photo of the office building to the North



New multi-family development “The Mary” adjacent to the east



Office building to the west

ATTACHMENT E:

ANALYSIS OF STANDARDS – MU ZONING DISTRICT

MU (Mixed Use District)

The purpose of the MU Mixed Use District is to encourage the development of areas as a mix of compatible residential and commercial uses. The district is to provide for limited commercial use opportunities within existing mixed-use areas while preserving the attractiveness of the area for residential use. The district is intended to provide a higher level of control over nonresidential uses to ensure that the use and enjoyment of residential properties is not substantially diminished by nonresidential redevelopment. The intent of this district shall be achieved by designating certain nonresidential uses as conditional uses within the Mixed-Use District and requiring future development and redevelopment to comply with established standards for compatibility and buffering as set forth in this section. The design standards are intended to facilitate walkable communities that are pedestrian and mass transit oriented while still ensuring adequate automobile access to the site.

Standard	Proposed	Finding
Minimum Lot Area: There is no minimum lot area nor lot width required provided: <ol style="list-style-type: none">1. Parking for units shall be rear loaded and accessed from a common drive shared by all units in a particular development.2. Driveway access shall connect to the public street in a maximum of 2 locations; and3. No garages shall face the primary street and front yard parking shall be strictly prohibited.	Parking for units will be in individual unit garages. The garages will all come off the shared driveway that is located between the two buildings of the project and will connect to 800 North.	Complies
Minimum Lot Width: There is no minimum lot area nor lot width required provided: <ol style="list-style-type: none">1. Parking for units shall be rear loaded and accessed from a common drive shared by all units in a particular development.2. Driveway access shall connect to the public street in a maximum of 2 locations; and3. No garages shall face the primary street and front yard parking shall be strictly prohibited.	Parking for units will be in individual unit garages. The garages will all come off the shared driveway that is located between the two buildings of the project and will connect to 800 North.	Complies
Maximum Building Height: The maximum building height shall not exceed forty-five feet (45').	Applicant is proposing height for both buildings at forty-five feet (45').	Complies

Minimum Front Yard Requirement: Ten (10) feet	This is a modification the applicant is asking through the Planned Development. The applicant is proposing 6.5' front yard setbacks for both buildings. The 3.5' intrusion on the front yard setback would be the second and third floor balconies and the building façade frame that comes out from the building.	Would comply with Planned Development approval
Minimum Interior Side Yard Requirement: Single Family attached: No yard is required. However, if one is provided it shall not be less than four feet (4').	The applicant is proposing ten (10) foot side yards on the sides of both buildings (to the west and east property lines).	Complies
Minimum Rear Yard Requirement: Twenty five percent (25%) of the lot depth but need not be more than twenty feet (20'). The requirement for this property is 20 feet.	This is a modification the applicant is asking through the Planned Development. The applicant is proposing a fifteen (15) foot rear yard setback.	Would comply with Planned Development approval
Minimum Open Space Area: For residential uses and mixed uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as open space area. This open space area may take the form of landscaped yards or plaza and courtyards, subject to site plan review approval.	Applicant is proposing 25.9% landscaped and turfed areas, including walkways and yard areas.	Complies

ATTACHMENT F:

ANALYSIS OF STANDARDS – PLANNED DEVELOPMENT

STANDARDS FOR PLANNED DEVELOPMENTS

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

Standard	Finding	Rationale
<p>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.</p> <p>The purpose of a Planned Development is to support efficient use of land and resources and to allow flexibility about 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>Complies</p>	<p>The application meets the intent of the Planned Development objectives for the Master Plan Implementation.</p> <p>The project:</p> <ul style="list-style-type: none">• provides new residential development in the MU zoning district.• meets master plan objective for new medium/high density housing opportunities in certain appropriate locations within the West Capitol Hill Neighborhood.• adds additional housing through infill development as supported in the <i>Capitol Hill Master Plan</i>.

B. Master Plan Compatibility: The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.		Complies	The proposed residential development aligns with the <i>Capitol Hill Master Plan</i> by providing housing options through compatible infill development.
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 proposal is generally compatible with the scale and density of the surrounding area. The proposal is quite compatible with the new development to the east, "The Mary". Although that development is multifamily, and the proposed development will be single-family attached units.
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 scale, mass and intensity of the proposed development is compatible with the newer developments that have come into this area. There are two new multi-family developments to the south and one directly adjacent to the east.</p> <p>The applicant's proposal of 45' for the height of the buildings is the allowable height for this zone. It is likely that future developments to this area will have a similar scale and mass like this subject development.</p> <p>Like the new multi-family development to the east ("The Mary"), the applicant's proposal to utilize color and material changes, and the addition of the façade border, help articulate the building's mass to a more human scale.</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	<p>The proposed development is compatible with the new development to the east. Similar materials will be used (stucco exterior) and building orientation.</p> <p>The existing parcels are deep and narrow (approximately 116' x 166'), in order to get two buildings on the property, the orientation of the buildings will not allow for all the lots to have frontage on the public right-of-way (800 North). The applicant has designed the two front units so that the main unit doors face onto 800 North. All the other lots/units will have their main door facing the side yards of the property (west or east).</p>

C3	<p>Whether building setbacks along the perimeter of the development:</p> <ol style="list-style-type: none"> Maintain the visual character of the neighborhood or the character described in the applicable master plan. Provide sufficient space for private amenities. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. Provide adequate sight lines to streets, driveways and sidewalks. Provide sufficient space for maintenance. 	Complies	<p>The proposed development is meeting the required setbacks for both sides of the buildings. Both being ten feet from the east and west property lines.</p> <p>The visual character of the neighborhood has changed in this area from single-family housing to multi-family housing in the last few years. The subject property is compatible to the new developments in the direct vicinity, by size and visual appearance.</p> <p>The subject project is providing for a private area near the door of each unit.</p> <p>In both side yards, west and east, the applicant is proposing adequate landscaping with existing trees and proposed shrubs. In the rear, the applicant is also proposing shrubs, however, since the rear of the property abuts a concrete building with no windows, the impact of the subject development will be almost nonexistent.</p> <p>The applicant is proposing continuous walkways within the development that will connect to 800 North.</p>
C4	Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;	Complies	The proposal has met the requirement for glass on the main floor and facilitates pedestrian connection from the street setting for interest and interaction.
C5	Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;	Complies with recommended condition of approval	Staff is recommending as a condition of approval that additional lighting is added near each unit garage, to increase the amount of light between the two buildings and for the driveway area.
C6	Whether dumpsters, loading docks and/or service areas are appropriately screened; and	Complies	The dumpsters are proposed in the rear setback of the property, and the applicant is proposing adequate screening. Screening shall incorporate building materials and detailing compatible to the building.
C7	Whether parking areas are appropriately buffered from adjacent uses.	Complies	Each unit will have a garage within the building unit.
<p>D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:</p>		Complies	

D1	Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;	Complies	<p>The applicant is preserving two mature, healthy trees that are in the park strip in front of the proposed development.</p> <p>Other existing trees on the subject property will not be able to be protected because of the proposed location of the buildings and driveway.</p>
D2	Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;	Complies	Most of the existing landscaping is grass. The applicant is proposing to add ornate grasses and shrubs, along with some trees.
D3	Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and	Complies	The proposed landscaping will lessen the potential impacts to the neighbors by providing a natural barrier between the properties and will give an aesthetic appreciation to the property.
D4	Whether proposed landscaping is appropriate for the scale of the development.	Complies	The applicant is proposing an appropriate amount of additional landscaping. The percentage overall for the proposed landscaping is approximately 25.9%. This landscaping and turf areas for the development, this includes ornate grasses, shrubs and trees.
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	
E1	Whether drive access to local streets will negatively impact the safety, purpose and character of the street;	Complies	Drive access will come off 800 North. It will not negatively impact the safety, purpose or character of the street.
E2	Whether the site design considers safe circulation for a range of transportation options including: <ol style="list-style-type: none"> Safe and accommodating pedestrian environment and pedestrian oriented design; Bicycle facilities and connections where appropriate, and orientation to transit where available; and Minimizing conflicts between different transportation modes; 	Complies	Roadways in the area are wide. Although not marked for bicycles, lanes are able to accommodate them. Bus routes are available on 400 West and can be accessed by bike or by foot.

E3	Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;	Complies	Walkways along both buildings allow access to 800 North, which would be the main throughfare for any form of travel (walking, biking, driving), and other locations within the neighborhood.
E4	Whether the proposed design provides adequate emergency vehicle access; and	Complies	Emergency vehicles will continue to use 800 North for 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.	N/A	
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.		N/A	
G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.		Complies	Public utility connections will be fully evaluated during the building permits reviewphase of the development, and upgrades maybe required by that department to serve the property.

ATTACHMENT G:

ANALYSIS OF STANDARDS – PRELIMINARY PLAT

STANDARDS OF APPROVAL FOR PRELIMINARY SUBDIVISION PLATS

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

Criteria	Finding	Rationale
A. The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12	Complies	The subdivision generally complies with all applicable standards.
B. All buildable lots comply with all applicable zoning standards;	Complies, if the modifications to front and rear yard setbacks are approved through the Planned Development	<p>The proposal does not comply with the rear yard setback and the front yard setback.</p> <p>The applicant is requesting Planned Development approval for the modifications.</p>
C. All necessary and required dedications are made;	Complies	No dedications of property are required for this development.
D. Water supply and sewage disposal shall be satisfactory to the Public Utilities Department director;	Complies	The Public Utilities Department has reviewed and approved the proposal. Prior to receiving a building permit, both buildings will need to meet all applicable standards.
E. Provisions for the construction of any required public improvements, per section 20.40.010, are included;	Complies	The subdivision generally complies with all applicable standards.
F. The subdivision otherwise complies with all applicable laws and regulations.	Complies	The proposal complies with all other applicable laws and regulations, except where modified through the Planned Development.
G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right-of-way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.	Not applicable	The proposal does not involve vacating a street, right of way, or easement and does not materially injure the public or any one person.

ATTACHMENT H:

PUBLIC PROCESS AND COMMENTS

PUBLIC NOTICES, MEETINGS AND COMMENTS:

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

- October 18, 2021: Early notification regarding the project mailed out
- Notices were mailed to property owners/residents within 300 feet of the proposal.
- October 18, 2021: The Planning Division provided a 45-day comment period notice to the Capitol Hill Community Council. Applicant presented the project before the Community Council on November 17, 2021.
- Planning Division Open House – A virtual open house was held from October 18 – December 2, 2021.
- Notices were mailed to property owners/residents within ~300 feet of the proposal and sent out on the City's Planning listserv and community council contacts.

Notice of the public hearing for the proposal included:

- Public hearing sign notice posted on the property on January 12, 2022
- Public hearing notice mailed on January 12, 2022
- Public notice posted on City and State websites and Planning Division list serve on January 12, 2022

PUBLIC INPUT:

Comments by the Capitol Hill Neighborhood Council are included on the next page.

No other public input has been received by Staff at the time of the writing of this staff report.

If any comments are received after the publication of the Staff Report, they will be forwarded to the Commission and included in the public record.

November 23, 2021

Diana Martinez, Principal Planner
Salt Lake City
via email

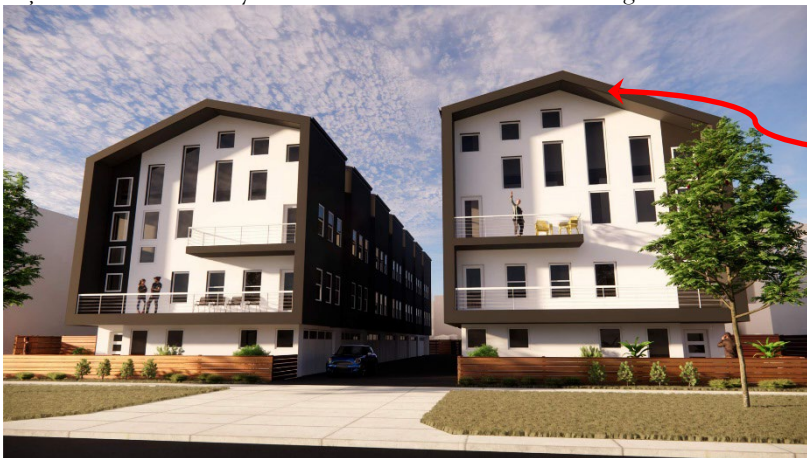
Re: PLNSUB2021-00848 & PLNPCM2021-00847 SUBDIVISION PLAT AND PLANNED DEVELOPMENT
-14 SINGLE-FAMILY ATTACHED UNITS

Dear Ms. Martinez,

This letter constitutes the response of the Capitol Hill Neighborhood Council to the above applications. On November 10, 2021 the project was reviewed in detail by the CHNC's Infrastructure and Planning Committee, which is empowered by the Board of Trustees to represent the Board in matters pertaining to planning and development. The applicant presented the project at the meeting of the entire Council on November 17, 2021 which was attended by approximately 38 people. Comments received at that meeting are presented below the Committee's response.

Comments of the Infrastructure and Planning Committee (unanimously adopted)

1. We oppose the applicant's request for balconies to extend 3'-7" into the front yard on the grounds that it is not only balconies that extend into the setback, but also a "frame" that surrounds the entire street façade that effectively extends the front of the building into the setback. (see below).



"Frame" intrudes
into setback

2. We oppose the reduction of the required rear setback on the grounds that it reduces open space in a project that already covers the maximum area allowed.
3. We object to lack of compatibility of the overall scale of the street façade with surrounding buildings. The scale is exaggerated by the "frame" mentioned above and the wall that fills it in. This aspect of the design has no functional purpose and appears to be a gratuitous feature intended to exaggerate the apparent size of the building. The building would be more compatible with the surroundings if this

feature were eliminated and the actual massing of the building were allowed to appear on the street façade.

4. We question whether the project meets the objectives for a Planned Development as stated in section 21A.55.010. Taking these objectives point by point:
 - A. The project does not preserve, protect or create open space and natural lands. In fact it does the opposite, covering the site beyond the maximum extent allowed by code.
 - B. It makes no contribution to historic preservation and in fact alters the character of the street front and massing of the surroundings.
 - C. It does not provide affordable housing. The housing type it offers (townhouses) is already well-represented in the area. There is one such project adjacent to this site.
 - D. The project does not enhance mobility. It does not create through-block walkways. It does not encourage the use of mass transit as it provides a two-car garage for each unit.
 - E. The project is not located on a brownfield. The applicant gives no evidence of any sustainability-enhancing features.
 - F. The project does not fulfill the Capitol Hill Master Plan (2001) which calls for high density mixed use in this location. The project is purely residential, not mixed use. This could be achieved without a Planned Development.

Comments made by CHNC members during the Council meeting:

1. Some of these units will be purchased for use as overnight rentals as allowed by the zoning ordinance. Overnight rentals do not alleviate the city's housing shortage and create noise that disturbs neighbors. During the meeting, the developer's architect promised to ask his client if the client would agree to a deed restriction prohibiting overnight rentals. We have received no response on this question.
2. Requests were made for more planting, especially large trees.
3. The concern about the façade extending into the setback (see above) was raised.

Thank you for your help in facilitating community consideration of this project and for passing this letter on to the members of the Planning Commission.

Respectfully,

The Board of Trustees
The Capitol Hill Neighborhood Council
By its Chair,



David Scheer

ATTACHMENT I:

DEPARTMENT REVIEW COMMENTS

PUBLIC UTILITIES – Jason Draper

No public utility objections to the proposed rear yard setbacks.

Offsite improvements may be required for this development.

Maintenance of shared utilities will be the homeowner's association responsibility a note regarding this will need to be included on the final plat.

The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.

- Development Review and Planned development does not provide utility or building permit. Additional requirements will be determined when the building permit is submitted.
- Only One culinary meter is generally allowed for a single property.
- If these buildings are to have fire sprinklers, they must be connected to a separate fire line connection and not to the culinary meter.
- The applicant will need to provide water, sewer, and fire flow demands when they submit for building permit. These demands will be modeled, and any offsite improvements will e determined. These improvements would be at the development cost.
- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Site utility, grading, drainage, erosion control, and plumbing plans will be required for building permit review. Submit supporting documents and calculations along with the plans.
- Public improvements including public utilities must be bonded for and must be complete prior to Certificate of Occupancy.

ENGINEERING – Scott Weiler

Address will be changed to 365. The applicant will be required to obtain a new address certificate.

Engineering is satisfied with the preliminary plat and will make final checks when a final plat is submitted.

TRANSPORTATION – Michael Barry

Transportation doesn't have any issues with the proposed rear yard setback, or the side yard decks. Some of the documentation on the required parking was not correct, so I've added my general parking comments on those, for what it's worth. Here's my commentary on the parking:

- **Minimum Parking.** In the MU, single-family attached dwellings require one (1) off street parking space per dwelling unit. The small table on sheet A1 of the submittal has the parking ratio correct, but it says seven (7) units not fourteen (14). In the same table, it shows the maximum parking allowance as "N/A" whereas it should be three (3), per 21A.44.030.H (maximum parking allowances), which is 25% greater than the minimum parking required in Table 21A.44.030.G (minimum parking requirements). However, there is a "Note" in 21A.44.030.H that allows up to four (4) outdoor off street parking spaces for single-family and two-family residential uses not listed in the Table Of District Specific Maximum Parking Allowance. In summary, the parking minimum is one (1) space per dwelling unit and the parking maximum is three (3) indoor spaces and four (4) outdoor spaces per dwelling unit. We still need to verify the interior clear dimensions of the garage space to verify that the parking space dimensions are acceptable for at least one (1) parking space and it doesn't appear that this will be an issue.
- **Bicycle Parking.** Per 21A.44.050.B.3.a, bike parking is NOT required for "single- and two-family residential uses". Sheet A1 shows two (2) bicycle spaces required and fourteen (14) proposed which indicates to me that they are most likely providing space in each dwelling unit for bike parking, and that's great.
- **ADA Parking.** Sheet A1 shows one (1) ADA parking space is required and provided; no ADA parking is shown on the plans. ADA parking is NOT required for single-family dwellings.

FIRE – Edward Itchon

There are no issues with the application.

Office of House Stability – Tony Milner

Housing Stability Division's comments on the purposed Laradean Townhomes development, in relation to *Growing SLC: A Five Year Housing Plan, 2018-2022*:

Housing Plan link, http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf

- No concerns:
 - In relation to the applicant's request of relief from the rear yard setbacks.
- Questions:
 - What is the total number of current residential units being demolished for this development?
- In Support of:

- This development address Missing Middle housing for the City. *Growing SLC, Housing Plan*: “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. In-fill ordinances provide both property owners and developers with options to increase the number of units on particular parcels throughout the city. Such options would also help restore the “missing middle” housing types where new construction has principally been limited to single-family homes and multi-story apartment buildings for decades.”
- Recommendations:
 - The developer may be eligible for impact fee waivers under city code for the creation of affordable homeowner opportunities. Code 18.98.060: EXEMPTIONS:
 - “E. The following housing may be exempt from the payment of impact fees, to the following extent:
 - 2. A one hundred percent (100%) exemption shall be granted for nonrental housing for which the annualized mortgage payment does not exceed thirty percent (30%) of the annual income of a family whose annual income equals eighty percent (80%) of the median income for Salt Lake City, as determined by HUD;
 - 3. A seventy five percent (75%) exemption shall be granted for nonrental housing for which the annualized mortgage payment does not exceed thirty percent (30%) of the annual income of a family whose annual income equals ninety percent (90%) of the median income for Salt Lake City, as determined by HUD; and
 - 4. A fifty percent (50%) exemption shall be granted for nonrental housing for which the annualized mortgage payment does not exceed thirty percent (30%) of the annual income of a family whose annual income equals one hundred percent (100%) of the median income for Salt Lake City, as determined by HUD.”

Urban Forestry – Rick Nelson

Urban Forestry is good with the species chosen for the park strip. It should be noted that a Tree Protection Zone (TPZ) must be depicted on demolition and construction drawings and will be required to be established around the existing Mackia trees in the park strip, prior to the start of demolition and must be left in place through the end of construction. A planting permit will also be required from our department for the proposed Linden in the park strip, prior to the approval of the building permit.