

Application for Planned Development

Zoning District: R-1/12,000

Applicant: David Harvath and Barbara Harvath

File Number: PLNPCM 2020-00826

Project Address: 1844 E and 1852 E, 2700 South Salt Lake City, UT 84106

Application Deadline: 2/09/2021

Review Date:

Reviewed By:

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1.
PROJECT DESCRIPTION

Applicants are seeking approval of a three-lot residential planned development project utilizing the land in their two large lots (the Harvath PD). The two existing lots are 1844 and 1852 East 2700 South in Salt Lake City. They currently have two homes facing 2700 South Street. The two existing houses were constructed in the 1930's and each has a detached accessory structure as was common in that era. All the existing structures will remain in their current configuration. Due to the large square footage of the existing lots, the Applicants seek to create three lots instead of two, merely adding one lot to the rear of the existing house located at 1852 East. The PD would create three 12,000+ sq. ft. lots, all which meet the R-1-12000 zone size requirements. All will have on-site covered parking and attached or detached garages. All will share a joint utility and access easement for optimal utilization of public and private infrastructure, with a recorded, perpetual easement memorializing the rights and responsibilities of the owners.

2.
PLANNED DEVELOPMENT INFORMATION AND DETAILS

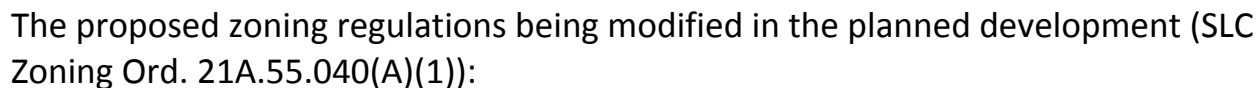
A. PURPOSE AND OBJECTIVES OF THIS RESIDENTIAL PLANNED DEVELOPMENT (SLC Zoning Ord. 21A.55.010 and 21A.55.050)

The applicants intend to create a family house on the additional lot that enables a homeowner to remain in her neighborhood and to age in place with a house that acknowledges her advancing disability.

The Harvath PD creates a house that advances the goals of the citywide vision for increased housing availability on underutilized land and is compatible infill with the surrounding housing types and neighborhood. The proposal supports no measurable density increase because all lots are 12,000+ sq. ft., fitting the current zoning designation of R-1-12000.

Below is a picture of the site plan (and it is attached in full detail). It shows that the existing houses and detached accessory buildings will remain on Lots 1 and 2. It shows the new Lot 3. All lots will have access to 2700 South. The stem access for Lot 3 will be owned by Lot 3. In the same stem access area, the owners of Lots

Image 1 - Site Plan of Planned Development Area



- Lot 3 will have a reduced street frontage for the zone (24' wide)
- Lots 1 and 2 will have minor reductions in street frontage (67.30' and 68.70' wide, respectively)

The planning objectives being met by the planned development (SLC Zoning Ord. 21A.55.010 and 21A.55.040(A)(1)):

- The existing 1930's homes facing 2700 South remain
- All lots have direct connection to 2700 South, a popular public transit route

- All zone-required setbacks remain and are met on new Lot 3
- All buildable areas for each lot remain or are met as shown
- Density remains consistent with the zone
- Lot sizes meet or exceed the zone
- The proposed house on Lot 3 is designed for solar panels on the south facing shed roof, as set forth below
- The project implements portions of adopted master plans for Salt Lake City and the vicinity, as set forth below

B. MASTER PLAN COMPATIBILITY:

THE PD ENHANCES THE GOALS OF:

“GROWING SLC: A FIVE YEAR HOUSING PLAN 2018-2022”

- This PD promotes allowing residents to stay in their existing neighborhood even if they are advancing to a later stage of life, by allowing diversity of housing types in a neighborhood where compatible (pp. 36-37).
- The goal on this one additional lot is to construct a residence for the existing homeowner who currently lives on Lot 2 to move to the new Lot 3. Her current residence on Lot 2 has three levels. The new Lot 3 house will primarily be on one level. This will address mobility issues as she ages in place, allowing her to stay in her community even as a senior.
- This PD reduces the local barriers to housing development identified in the Growing SLC Plan, because the neighborhood is zoned for single-family development, but the lots are very large, and could provide more housing if greater zoning flexibility is implemented (p. 11).
- It implements “innovative construction, increasing homeownership opportunities,” by adding an additional lot to underutilized land.
- In a small way, this type of development, if multiplied, could assist to stave off the future systemic housing crisis that has driven up housing prices faster than the wages of Utahans (p. 10).
- Applicants have requested that the City use this PD to achieve the goals of Growing SLC by reviewing and modifying land use and zoning regulations to reflect the affordability needs of the city and remove

impediments in city processes to encourage housing development (p. 13).

- SLC supports “form-based zoning ... that can support new housing growth ... [while] allowing the private market to decide the best use of that space.” This can be done “while ensuring that neighborhood character is enhanced and preserved” (pp. 18-19). This directive includes increasing the opportunity to develop in-fill areas, including cottages and bungalows. The PD Applicants are requesting a small increase in the number of houses by the use of the back of lots for one more single family house, a reasonable in-fill development that maintains the character of the existing residential neighborhood.
- There is already infrastructure built out.
- There is ample parking provided on each proposed lot.

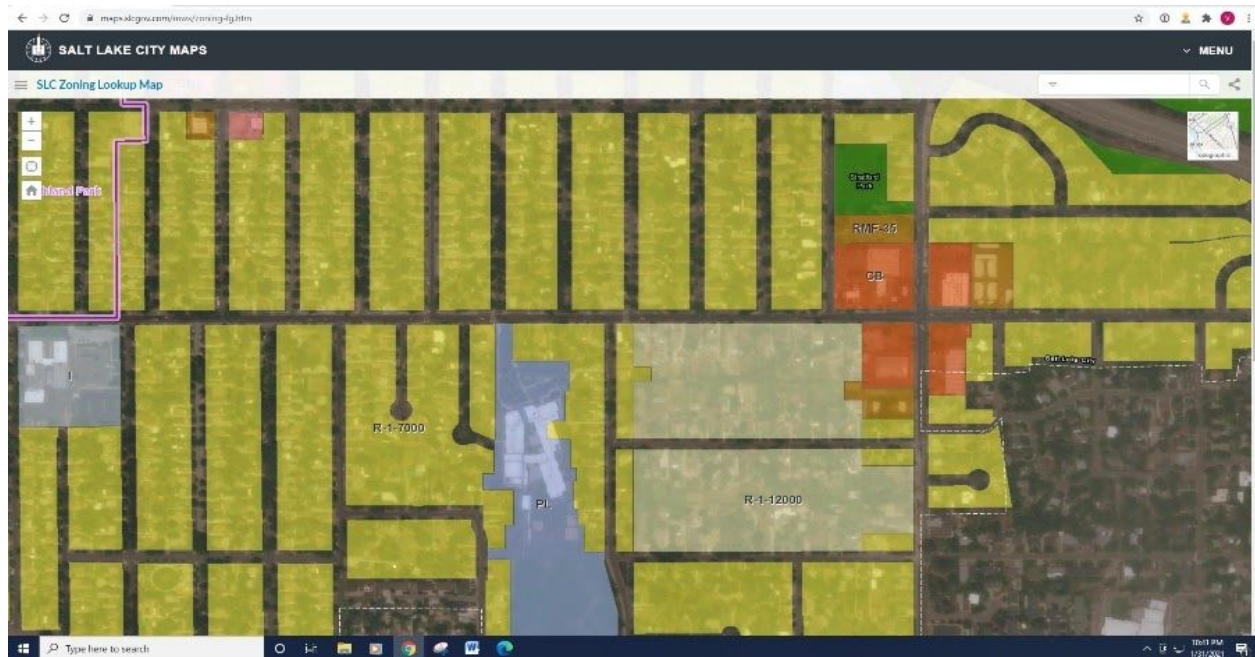
**THE PD ENHANCES THE GOALS OF:
“PLAN SALT LAKE” (12/01/2015)**

- “Promote infill and redevelopment of underutilized land.” (p. 19)
- “Enable moderate density increases within existing neighborhoods where appropriate.” (p. 21)

There is further evidence that the Harvath PD meets the purposes and objectives of planned developments, and is supported by the goals of the master plans at issue. The following graphics and narratives comprise that evidence.

Image 2, below, shows that the R-1-12000 area in light yellow (the current zoning in the Harvath PD area), is a relatively small area of blocks surrounded by many neighborhoods with smaller lots in R-1-7000 areas in dark yellow.

Image 2 - ZONING MAP SURROUNDING THE HARVATH PD
VIEW OF A LIMITED R-1-12000 AREA IN RELATION TO THE MAJORITY R-1-7000
AREAS



The result is that these large deep lots facing 2700 South are underutilized. The land could be better configured using the PD process for compatible single family housing as is requested by Applicants.

Owners on the South side of 2700 South in this R-1-12000 zoning area are struggling with any beneficial use of the back portion of their lots. The back portion of the lots is being utilized to store cars and junk. Increasing Single Family housing would be a great improvement, and enhance the neighborhood feel -- housing complements the master plans, but the storage of junk does not.

Image 3 - PINPOINT ZONING MAP OF HARVATH PD LOTS (XX)

VIEW OF UNDER-UTILIZED BACKYARDS IN R-1-12000 LOTS FRONTING 2700 SOUTH



Directly below is a picture of the East neighbor's backyard. This highlights the current uses of the back of these very deep lots. Notice the numerous cargo containers in the center of the picture, and the silver tanker trailer as seen at the very rear of the lot on the far right.

Image 4 - PICTURE OF THE USES AND CONSEQUENCES OF UNDER UTILIZED BACKYARDS IN THE R-1-12000 LOTS FRONTING 2700 SOUTH

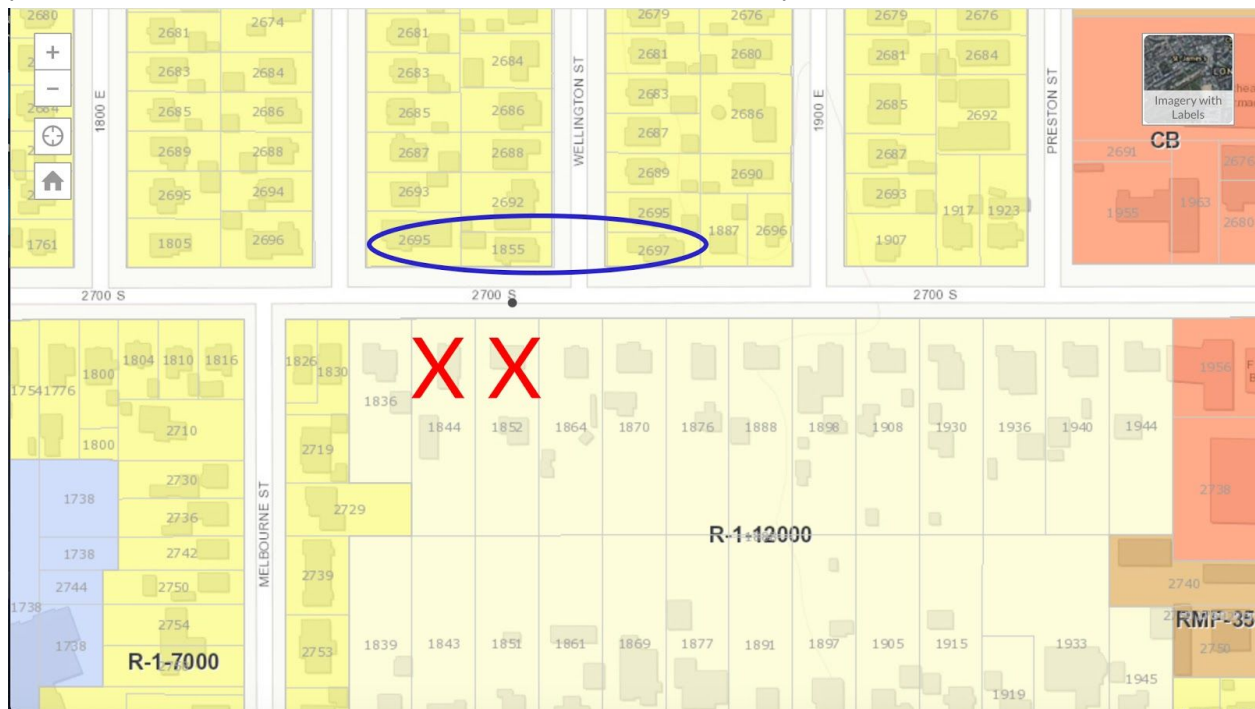


Paying close attention to the zoning map picture, Image 3 above, you can tell that the uses graphically depicted in the picture of the East neighbor's lot, Image 4 above, are not unique. The back portion of the deep lots is underutilized for the lots on 2700 South.

No one on 2700 South in this R-1-12000 zone is tearing down the old house to build a mansion-style home fronting a busy street, like has happened on other lots. The Harvath PD property fronts a very busy public street, 2700 South, but the Harvath property is distinguishable from the lots to the South, also zoned R-1-12000 (and depicted in Image 2, above). Some of the homeowners to the South have utilized the back of their very deep lots by tearing down the original small home on the lot, and building a larger home (many arguably over-massed for the neighborhood). However, their houses front on a very calm, residential street, Clayborne Avenue, something that is not an option for the Harvaths or others like them on 2700 South. Approving the Harvath PD would beneficially utilize the back of very deep lots for housing, an improvement to their current uses.

The requested in-fill on the Harvath PD lots also is very compatible with the R-1-7000 neighborhood to the North across the street on 2700 South. Although these lots are zoned R-1-7000, many have long-established duplexes on them.

Image 5 - MANY OF THE ADJACENT R-1-7000 LOTS (FACING THE EXISTING HARVATH HOMES ON 2700 SOUTH) ARE ACTUALLY DUPLEXES (SEE MAP BELOW SHOWING DUPLEX AREA IN BLUE)



Adding tasteful single family in-fill will enhance the neighborhood without adding any visual density to the existing homes and duplexes. The proposed house on the additional PD lot will be only two-story and compatible with many of the surrounding single family homes.

C. REVIEW STANDARDS (SLC Zoning Ord. 21A.55.050)

The proposed single family home on PD Lot 3 is appropriate in scale, mass and intensity with the neighborhood. The house orientation will face the North like the other homes, and have primary views to the North and East, including mountain views. The attached garage will face the access and utility staff, and will provide ample on-site, enclosed and covered parking. The single family home will fit inside the buildable area on Lot 3 as depicted in Image 1, above. Fencing to the North is proposed for separation between Lots 2 and 3. Fencing to the East and South already exists. Mature fruit trees to the East and South will remain to the extent possible as a buffer to surrounding homes. The remaining landscape will be waterwise.

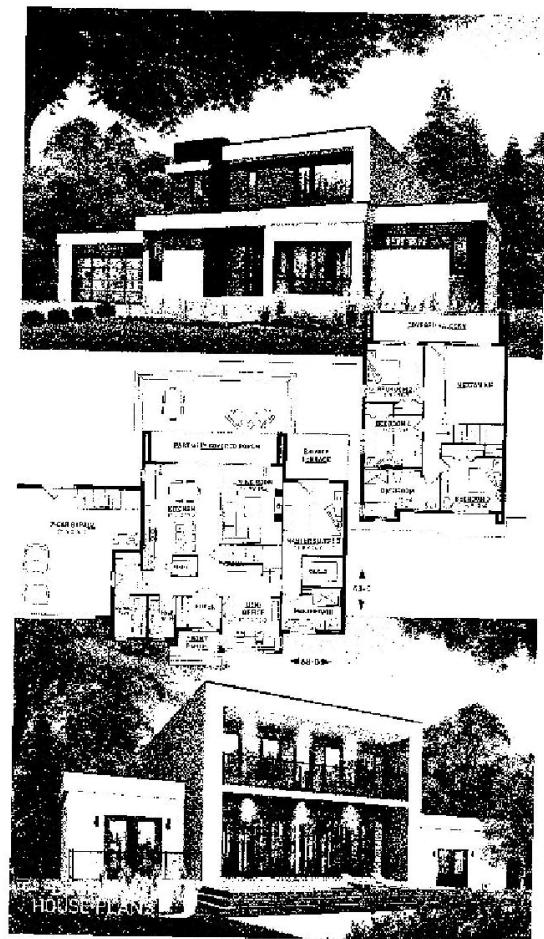
The primarily single story home will have a partial two story bump up to catch the views but keep the massing to scale. The first floor will have all essential housing needs, and be constructed at grade to enhance its accessibility for handicapped and wheelchair use.

In addition to the detail that will be provided at the building permit stage, the single family home on Lot 2 will be constructed of stucco, fiber cement siding, and glass, with brick or stone accents. The shed roof will be oriented so solar panels can be installed on the south facing surface.

All access and amenities for the single family home on additional Lot 3 will be on the lot. Utility maintenance will also be on Lot 3 down the street that will provide a shared utility corridor for all lots.

Image 6 - THUMBNAIL OF PROPOSED ADDITIONAL SINGLE FAMILY HOME ON THE NEW PD LOT

- Upscale Single Family home
- PD adds only one house
- On a 12,000+ sq. ft. lot
- With an attached 2-3 car garage
- Handicapped friendly ground level
- Only a partial second story
- Direct access to 2700 South
- Improves use of the land
- Harmonious infill housing



D. LONG TERM MAINTENANCE OF PRIVATE INFRASTRUCTURE (SLC Zoning Ord. 21A.55.110)

Deeds: As shown in Image 1, and attached, three lots will be created out of the landmass of the two existing lots, and all current owners will sign deeds creating and conveying the lots to each appropriate owner.

Easements: As shown in Image 1, and attached, the private infrastructure for all lots in the PD will have two ownership structures. First, each lot owner will own and maintain infrastructure that is entirely on their own lot. Additionally, there are easement areas that provide a corridor for shared utilities and infrastructure (including emergency access). The easement areas are depicted in the site plan. Additionally, the rights and responsibilities of all lot owners are memorialized in a formal easement document to be executed and recorded with the other documents to implement the Harvath PD.

Emergency and Fire Access: The same shared access areas that are the subject of an easement will provide emergency and fire access.

CONCLUSION

- The Harvath PD advances the goals of the citywide vision for increased housing availability on underutilized land.
- It is compatible infill with the surrounding housing types and neighborhood.
- There is no measurable density increase because all lots are 12,000+ sq. ft.
- Approval of the Harvath PD will achieve the City's planned development objectives, justifying the modifications to the zoning regulations, resulting in a more enhanced use of the land than would be achievable through strict application of the land use regulations.

ATTACHMENTS FOLLOW (Nos. 3-7)