

1. Project Description

Warnock Commons is a new Planned Development of 20 rowhomes on a 1 acre site adjacent to the South slope of the 1-80 freeway embankment between 500 and 600 East. The current use is a mostly vacant lot with a single family house that has deteriorated beyond a salvageable use and is condemned.

2. Planned Development Information.

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;

A. Open Space and Natural Lands: Preserving, protecting or creating open space and natural lands

2. Preservation of critical lands, watershed areas, riparian corridors and/or the urban forest.

Response - Many of the trees on this site are diseased and damaged. All healthy trees will be preserved where possible, and a dense screen of evergreen trees will be planted along the North edge of the property to mitigate tree loss and shield the project from the adjacent freeway.

6. Clustering of development to preserve open spaces.

Response - the rowhomes are clustered along the South edge of the property to allow for a screen of trees and underplanting on the North side of the lot.

C. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:

2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.

Response - Rowhomes are a sought after housing type that is in much demand but lacking in the neighborhood. The Sugar House Community Master Plan, Growing SLC: A 5 Year Housing Plan and Plan Salt Lake all call for more housing options and specifically call for medium density housing. Physically, these rowhomes will be a good fit for the neighborhood. From the perspective of a pedestrian on the public way to the East and West of the project, the narrow width of the townhomes will



not be imposing and will be in scale with the height of other homes in the neighborhood. The rowhomes are limited in height to 30' and set back far enough that they will not appear overly tall in context to their surroundings.

E. Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems:

1. Energy Use And Generation: Design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type and/or the generation of energy from an on-site renewable resource.

Response - The rowhomes are planned to exceed code requirements in both thermal efficiency and HVAC efficiency. Passive solar and daylighting strategies are employed in the orientation and design of glazing

F. Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:

1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features

Response - The Sugar House Community Master Plan, Growing SLC: A 5 Year Housing Plan and Plan Salt Lake all call for more housing options and specifically call for medium density housing like rowhomes.

B. Demonstrate how your project meets the Standards for Planned Developments as stated in 21A.55.050 of the Planned Development ordinance;

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.

Response - The shape and orientation of the lot require that all but two of the units face the South property line rather than facing the public street so a Planned Development is necessary to create a medium density development.

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.

Response - The Sugar House Community Master Plan, Growing SLC: A 5 Year Housing Plan and Plan Salt Lake all call for more housing options and specifically call for medium density housing like rowhomes.

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;

Response Current zoning in the neighborhood includes a mix of densities near our site, including RMF-35 within .2 miles. Moreover, several properties near Warnock Commonshare non-conforming uses with greater density. This includes the property 2 doors to the south with density of 8.3 du/acre as well as the property directly across 500 E which features density of 13.3 du/acre. Additionally, while most zoning on Warnock abutting the highway is R-1-7000, this area which has very similar characteristics to the site of Warnock Commons, is shown as medium-density on the Future Land Uses Map.

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;

Response - These rowhomes will be a good fit for the neighborhood. From the perspective of a pedestrian on the public way to the East and



West of the project, the narrow width of the townhomes will not be imposing and will be in scale with the height of other homes in the neighborhood. The rowhomes are limited in height to 30' and set back far enough that they will not appear overly tall in context to their surroundings. The color palette and materiality of the project is neutral and traditional with masonry and hard coat plaster being the principal materials they will fit in with what is already an eclectic mix of building styles, forms and materials in the neighborhood

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.

Response - The project is bound by a freeway to the North, a street to the East and West, and a private park and driveway to the South so setbacks should not be an issue

b. Provide sufficient space for private amenities.

Response - Each space has a private balcony and there is usable space between each building and on the North East corner of the site

c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.

Response - The project is bound by a freeway to the North, a street to the East and West, and a private park and driveway to the South so noise buffering should not be an issue.

d. Provide adequate sight lines to streets, driveways and sidewalks.

Response - Transportation was present for the DRT meeting and no issues were discovered, site triangles for safely entering and exiting the site have been taken into account

e. Provide sufficient space for maintenance.

Response - The wide driveway to the North, the 10' buffer between buildings, and the walkway to the South provide ample space for maintenance



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4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;

Response - The project has been designed to interact with the street on both sides with front porches, large glazing areas and interesting architectural detail

5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;

Response - Exterior building and site lighting will be designed with cutoffs to light the ground but not contribute to light pollution or intrusion to surrounding property

6. Whether dumpsters, loading docks and/or service areas are appropriately screened.

Response - Wheeled garbage bins will be stored in resident's enclosed individual garages

7. Whether parking areas are appropriately buffered from adjacent uses.

Response - Parking will be in resident's enclosed individual garages

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;

Response - Native trees will be preserved if at all possible and a dense screen of evergreen trees will be planted along the North edge of the property to mitigate tree loss.

2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;

Response - Aside from existing trees there is no other existing landscaping aside from weeds and native grasses. New landscaping will be added to buffer and beautify the site



3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development

Response - New landscaping is proposed to buffer adjacent properties.

4. Whether proposed landscaping is appropriate for the scale of the development.

Response - Landscaping will be in scale with new buildings and existing 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:

1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;

Response - The project is accessed from streets on both ends, which will limit the impact by spreading entry and access in two directions. Warnock, the adjacent street to the East is a dead end street which sees little use so no conflict is anticipated. 500 East on the West end of the site is an arterial which will not be taxed by the entry and exit of the residents.

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;

Response - the project includes a full length landscaped walkway on the south side of the project for access to the rowhomes front doors.

b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and

Not applicable

c. Minimizing conflicts between different transportation modes;

Not applicable



3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;

Response - Egress from the site is easily accessed by residents

4. Whether the proposed design provides adequate emergency vehicle access;

Response - The site plan has been reviewed and preliminarily signed off by the fire dept reviewer in a DRT meeting

5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.

Response - The common driveway will make moving in and out easy and will allow other residents to use the driveway without interruption

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.

Response - Native trees are the only feature that fits this description and will be preserved when possible

G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. (Ord. 8-18, 2018)

Response - The project has been through a DRT meeting to discuss utilities and may require the developer to install a new water main which will benefit the City as well as future development. No other issues with utilities were discovered

C. Describe the plan for long term maintenance of all private infrastructure as stated in 21A.55.110 of the Planned Development ordinance.

Response - An HOA will be funded with \$1,000 per unit at closing and will be set up to follow the following provisions from the City Zoning Code:

21A.55.110: DISCLOSURE OF PRIVATE INFRASTRUCTURE COSTS FOR PLANNED DEVELOPMENTS:

Planned developments, approved under this title after January 1, 1997, shall include provisions for disclosure of future private infrastructure maintenance and placement costs to unit owners.

A. Infrastructure Maintenance Estimates: Using generally accepted accounting principles, the developer of any planned development shall calculate an initial estimate of the costs for maintenance and capital improvements of all infrastructure for the planned



development including roads, sidewalks, curbs, gutters, water and sewer pipes and related facilities, drainage systems, landscaped or paved common areas and other similar facilities ("infrastructure"), for a period of sixty (60) years following the recording of the subdivision plat or the estimated date of first unit occupancy of the planned development, whichever is later.

B. Initial Estimate Disclosure: The following measures shall be incorporated in planned developments to assure that owners and future owners have received adequate disclosure of potential infrastructure maintenance and replacement costs:

1. The cost estimate shall be recorded with and referenced on the recorded plat for any planned development. The initial disclosure estimate shall cover all private infrastructure items and shall be prepared for six (6) increments of ten (10) years each.
2. The recorded plat shall also contain a statement entitled "notice to purchasers" disclosing that the infrastructure is privately owned and that the maintenance, repair, replacement and operation of the infrastructure is the responsibility of the property owners and will not be assumed by the City.
3. The cost estimate shall be specifically and separately disclosed to the purchaser of any property in the planned development, upon initial purchase and also upon all future purchases for the duration of the sixty (60) year period.

C. Yearly Maintenance Statements: The entity responsible for the operation and maintenance of the infrastructure shall, at least once each calendar year, notify all property owners in the planned development of the estimated yearly expenditures for maintenance, repair, operation or replacement of infrastructure, and at least once each calendar year shall notify all property owners of the actual expenditures incurred, and shall specify the reason(s) for any variance between the estimated expenditures and the actual expenditures.

D. Maintenance Responsibilities: The property owners in a planned development shall be collectively and individually responsible, on a pro rata basis, for operating, maintaining, repairing and replacing infrastructure to the extent necessary to ensure that access to the planned development is available to the City for emergency and other services and to ensure that the condition of the private infrastructure allows for the City's continued and uninterrupted operation of public facilities to which the private infrastructure may be connected or to which it may be adjacent. (Ord. 8-18, 2018)

