

COTTAGE COURT



**Planned Development
3073 - 3129 South 900 East
Salt Lake City, Utah 84106**



Sugarhouse Planning District



**PLNSUB2016-00540 - Planned
Development**

**PLNPCM2016-00542 - Zoning Map
Amendment**

**PLNSUB2016-00541 - Preliminary
Subdivision**

**Adam Nash
Land Development LLC
Growth Aid LLC**

**16 Single Family Homes
Redevelopment and Replatted
Subdivision**

Introduction and Overall Community Plan

PLNSUB2016-00540 - Planned Development

The subject property consists 4 homes on almost 2 acres of land currently in the R-1-7 Zone. Three of the homes are vacant. The other is renter occupied. 3101 South 900 East has been vacant and boarded up for the past two years. 3109 South 900 East is an undeveloped flag lot. 3125 South 900 East was the scene of two separate fires that destroyed the property. The garage caught fire and was destroyed in January and the home in May. 3129 is a vacant lot that once had a house on it but was demolished over 30 years ago. All of the properties from 3101 – 3129 South 900 East are blighted and has been the subject of numerous emergency and police calls. 3089 South 900 East is a nice home but sits so far off of 900 East that it is in the way of the redevelopment of the entire site.

The Cottage Court Community is planned to provide much needed housing in the Sugarhouse District of Salt Lake City. There have been many developments of a high density or high-rise nature built and planned recently throughout Sugarhouse but there has been almost no single-family residential subdivision developed during this same time. New homes on individually deeded single-family homes are extremely rare but are highly sought after and desirable in this community.

The homes will be two-story with an average of 3,400 square feet, full basements and two car-attached garages. The lots will be 5,000 square feet minimum. In todays market these will be considered affordable to a large segment of the residents looking to live in Sugarhouse.

Hamlet Homes is the builder for this development. They have indicated prices beginning at \$375,000. Based upon HUD determination “**Affordable housing**” is housing deemed affordable to those with a [median household income](#)

The overall plan consists of combining 5 parcels for a total of 1.86 acres of land to redevelop into a 16 lots single-family residential community.

The homes will have modern cottage style architecture features, front porches and various exterior elements. They will have brick, rock or stone together with hardy plank style siding and stucco. This will create a pleasing environment for the residents as well as the Sugarhouse Community.

Exceptions that require the Planned Development Land Use would be for lots that do not have frontage on a public street, (unless the city will accept the minimum requirements of our roads in a dedication) and setbacks reduced to fit the plans. We also need the minimum lot size of 5,000 square feet with a minimum width of 50’ to develop the community as planned.

In summary, the application will meet several objectives of the master plan for Sugarhouse.

A – The use of design and architectural elements that will create a pleasing environment.

B – Elimination of blighted structures and incompatible uses through the redevelopment and re-platting of the property.

C – Hamlet Homes is committed to the utilization of Green building techniques in the construction of homes.

The application meets the Standards set forth for Planned Developments of the codebook.

This planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible and congruous with adjacent and nearby land developments. Through the flexibility of the planned development regulations, the city seeks to achieve any of the following specific objectives:

A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;

B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;

C. Preservation of buildings, which are architecturally or historically significant or contribute to the character of the city;

D. Use of design, landscape, or architectural features to create a pleasing environment;

E. Inclusion of special development amenities that are in the interest of the general public;

F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;

G. Inclusion of affordable housing with market rate housing and;

H. Utilization of "green" building techniques in development. (Ord. 23-10 § 21, 2010)

Floor Plans and Elevations are attached.

Development Plans and Plats are attached.

PLNPCM2016-00542 - Zoning Map Amendment

The Zoning Application Request is to change the current zone from R-1-7 to the R-1-5 zone.

This request still meets the master plan of the area.

The application is consistent with the purposes, goals and objectives of the community and will enhance the adjoin properties by the elimination of blight and the renewal of residential housing suitable for owner occupants.

The current zone was established during the 1990's and overlaid onto the community in an attempt to stabilize the housing market with single family zoning in an attempt to get owner occupied properties rather the RM, R-2-6.5, R-2-8 and R-2-10 zone that the neighborhood was developed under while in the jurisdiction of Salt lake County.

Attached is a map that illustrates that the overlay zone does not represent the lots and land uses of the community.

The R-1-5 Zone would be much more consistent with the desired effect when the area was rezoned. It provides for single-family homes on individually deeded lots. Several lots in

the area are long and narrow and lack enough frontages to be developed further. These lots tend to be mostly weed patches and unmaintained rear yards adding to the blight in the area.

By way of land use illustration:

Numerous lots along the interior street, which surround the development on the east side of 900 East Street, are duplexes that are legal nonconforming. These duplexes are on lots that range in size from 5,000 to 8,000 square feet. The actual land use per dwelling is actually 2,500 to 4,000 square feet

On the west side of 900 East Street is R-1-6 zone in Salt Lake County, Millcreek District. The same dynamic occurs throughout this area where there are multiple homes on deeded lots and Duplex or Apartments in legally nonconforming buildings or mother-in-law apartments.

Adjacent to the southern development boundary is a large LDS Stake Center and several acres of surface parking lots. South of that are condominiums and townhouses. The first parcel to the south of our development boundary is now a parking lot. It was once a residential lot, which was made into parking. It does not tie in to the balance of the churches parking lot.

In summary the zoning request is well founded and should be approved:

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;**

B. Master Plan And Zoning Ordinance Compliance: **The proposed planned development shall be:**

1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and
2. Allowed by the zone where the planned development will be located, and

C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located.

In determining compatibility, the planning commission shall consider:

1. Whether the street or other means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access;
2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:
 - a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;
 - b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property;
 - c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property;
3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;
4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;
5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound

attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and

6. Whether **the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.**

If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.

D. Landscaping: Existing mature vegetation on a given parcel for development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;

E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;

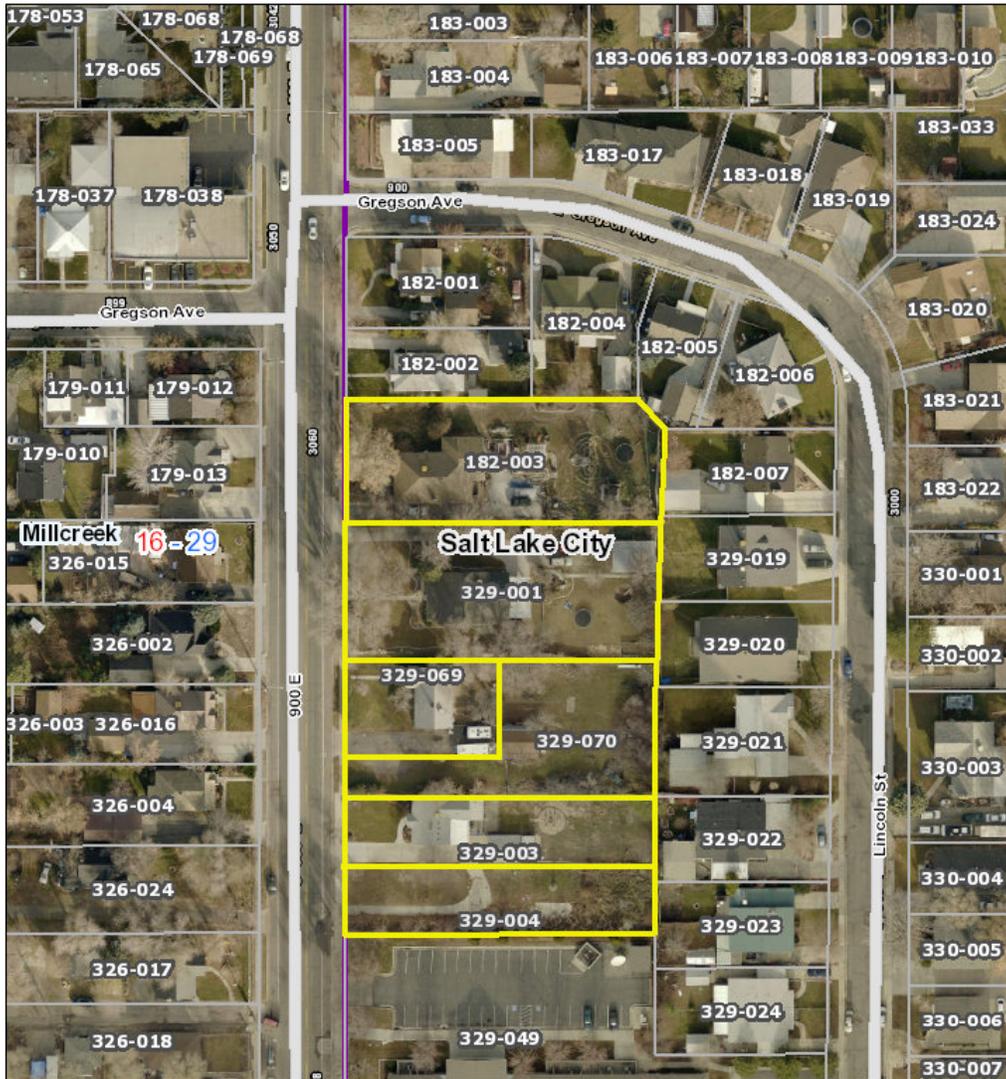
F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement. (Ord. 23-10 § 21, 2010)

Attached are maps depicting land use of various parcels throughout the area and the lot size per dwelling unit.

PLNSUB2016-00541 – Preliminary Subdivision

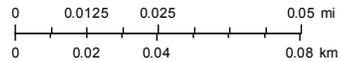
The preliminary plat consists of two phases, each phase has 8 lots.

Cottage Court Project Boundary



July 9, 2016

1:1,491



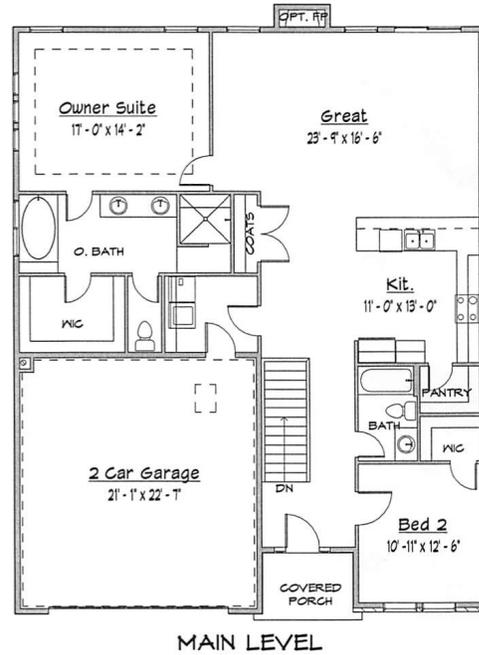
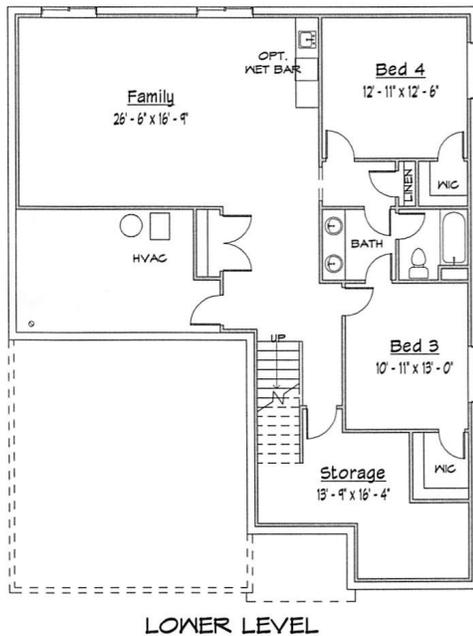
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Cameron



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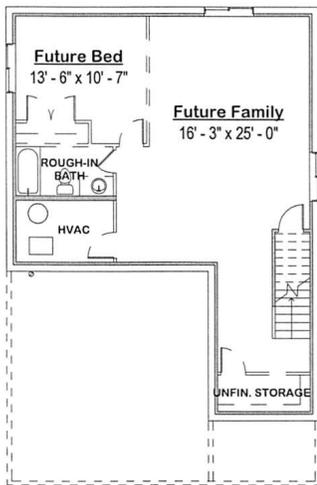
Maxwell



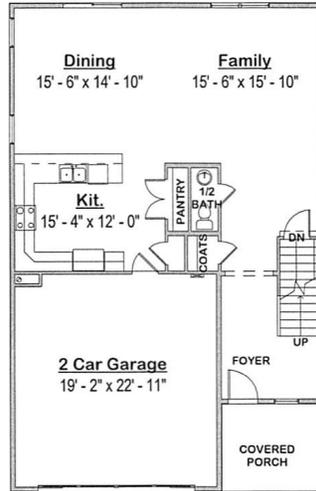
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TOTAL: 3,546
 MAIN LEVEL: 1,034 UPPER LEVEL: 1,573 LOWER LEVEL: 939
 WIDTH: 32' DEPTH: 50'
 TOTAL FINISHED: 2,607



LOWER LEVEL



MAIN LEVEL



UPPER LEVEL

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