



Recognized Organization Input Notification

Proposed Planned Development – Downington Avenue Townhouses

TO: Landon Clark, Chair, Sugar House Community Council
FROM: David J. Gellner, AICP, Principal Planner, Salt Lake City Planning Division
(david.gellner@slcgov.com or 801-535-6107)
DATE: December 18, 2017
RE: PLNSUB2017-01012 and 01013 – Downington Avenue Townhouses Planned Development

The Planning Division has received the below request and is notifying your organization to solicit comments on the proposal:

Request Type: Planned Development for the Downington Avenue Townhouses

Location: 1316 E. Downington Avenue

Zone: RMF-30 Zoning Requested in Conjunction with PLNPCM2017-00487

Request Description:

Downington Place LLC, the property owner is requesting Planned Development and Preliminary Subdivision approval for a proposed three-unit single-family attached dwelling project on a single parcel that is approximately 0.28 acres (12,150 square feet) in size. The property is currently zoned R-1/7000 - Single Family Residential but the applicant has also requested to amend the zoning map designation of the property to RMF-30 – Low Density Multi-Family. The zone change request was made previously under Planning file PLNPCM2017-00487. However, all three (3) applications will all be considered simultaneously by the Planning Commission. Per the request, the front yard setback would be reduced from the required 20-feet to approximately 17-feet which is the block face average. The Planning Commission may consider a different setback reduction.

I have attached information submitted by the applicant relating to the project to facilitate your review as well as an information sheet that outlines the project area clearly.

Request for Input from Your Recognized Organization

As part of this process, the applicant is required to solicit comments from Recognized Organizations. The purpose of the Recognized Organization review is to inform the community of the project and solicit comments/concerns they have with the project. The Recognized Organization may also take a vote to determine whether there is support for the project, but this is not required.

Per City Code 2.60.050 - The recognized community organization chair(s) have **forty five (45) days** to provide comments, from the date the notice was sent. A public hearing will not be held, nor will a final decision be made about the project within the forty five (45) day notice period. This notice period ends on the following day:

February 5, 2018

Please note: The 45-day notice period pertains to the Planned Development application – PLNSUB2017-01012. The notice period for the Zoning Map Amendment application (PLNPCM2017-00487) that was previously sent to the SHCC expired on September 6, 2017.

Please contact me to let me know if you would like the applicant to attend and present their proposal at one of your meetings within this 45 day period. Please indicate the day and time of your meeting and staff will coordinate with the applicant to attend your meeting. Planning staff will be available at the meeting to answer any questions related to decision standards or the decision making process.

Open House

The Planning Division will be holding an Open House to solicit comments on this project.

The Open House will be held on **Thursday, January 18, 2018** from **5:00-7:00PM.**

Location: City & County Building, 451 S. State Street, 4th Floor Hallway

Comment Guidance

Public comments will be received up to the date of the Planning Commission public hearing. However, you should submit your organization's comments within 45 days of receiving this notice in order for those comments to be included in the staff report.

As a Recognized Organization, we ask that you address the following questions in your comments:

- What issues were raised at the meeting and whether any suggestions were made to address the issues.
- The number of persons that attended the meeting (not including those with the applicant or City Staff).
- Whether a vote was taken on the matter and if so, what the vote tally was.

Approval Criteria for a Planned Development

For your reference, the following are criteria that the Planning Commission will use to make its decision. The City's technical staff will review the project to ensure it complies with adopted policies and regulations. Input from your organization may be more general in nature but we recommend that you also consider the below approval criteria:

21A.55: STANDARDS FOR PLANNED DEVELOPMENTS:

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 (*see below purpose statement and objectives*);

21A.55.010. Purpose Statement: A 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; or
- H. Utilization of "green" building techniques in development. (Ord. 23-10 § 21, 2010)

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 or by another applicable provision of this title.

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.

Comment Submission Address

You may submit your written comments via e-mail to david.gellner@slcgov.com or mail them to:

**ATTN David Gellner
Salt Lake City Planning Division
451 S State St Rm 406
PO Box 145480
Salt Lake City UT 84114-5480**

If you have any questions, please call me at (801) 535-6107 or contact me via e-mail.