



Recognized Organization Input Notification Planned Development

TO: Landon Clark, Chair, Sugarhouse Community Council
FROM: Ashley Scarff, Planner, Salt Lake City Planning Division (ashley.scarff@slcgov.com or 801-535-7660)
DATE: April 26, 2018
RE: PLNSUB2018-00033 Hopkins Estate 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

Location: 1950 & 1960 South 1700 East

Zone: R-1/7,000 Single-Family Residential District

Request Description: Clayton Homes, Inc., representing Ronald, Janet, and David Hopkins, property owners, has submitted a request for a Planned Development at 1950 & 1960 South 1700 East. The two (2) subject parcels currently contain two (2) single-family homes with frontage on 1700 East, and various accessory structures located to the rear of the homes.

The proposal includes the demolition of all existing structures on site, to be replaced with five (5) detached single-family homes and private driveway. The Applicant has provided a site plan that shows the proposed building envelope for each home, but has indicated that the design of the homes will be customized per each buyer's request; thus, there are no specific proposed building elevations at this time. The project is being reviewed as a Planned Development because it does not meet certain requirements of the Zoning Ordinance. The developer is requesting a reduction in the required front yard setback for the parcel that fronts 1700 East, a reduction in the required interior side yard setback dimensions for all lots, and the creation of four (4) lots without frontage on a public street. Attached you will find a proposed site plan and landscape plan.

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:

June 11, 2018

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.

Approval Criteria for the Planned Development Request

For your reference, the following are criteria that the Planning Commission will use to make a decision. The City's technical staff will review the project to ensure it complies with adopted policies and regulations. Recognized organizations are entitled to receive notice pursuant to Title 2, Chapter 2.60 of the Ordinance. Input from your organization may be more general in nature but we recommend that you also consider the below approval criteria:

21A.55.050: STANDARDS FOR PLANNED DEVELOPMENTS:

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:

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 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, nonmotorized, 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 ashley.scarff@slcgov.com or mail them to:

ATTN Ashley Scarff
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 801-535-7660 or contact me via e-mail.