



Colin Strasser
1935 S 900 E
Salt Lake City, UT 84105
3/1/19

27TH STREET COLLECTIVE

Salt Lake City Planning
451 S State Street, Room 215
Salt Lake City, UT 84111

Planned Development

Project Description

The proposed use is a five (5) residential single-family detached dwelling planning development lots, known as the 27th Street Collective. The existing use is two single-family homes on large lots with an overall area of about 0.60 acre or 25,897 square feet. The existing home on the 2700 S property will need to be demolished and the home on the 900 E property will become part of the City's affordable housing stock.

The PD process will allow the 27th Street Collective to achieve a number of the City's goals through efficiencies in design and land use. Through this process the 27th Street Collective will be able to meet the City's objective for affordable housing and housing types available in the Sugar House community. Two of the lots will not have public street frontage and are requesting relief from Section 20.12.010(E)(1) and exemption from Section 21A.36.101(C). In proposing the best possible land use some modifications by the Planning Commission to zoning regulations for required rear yard setbacks and minimum lot area will be required (see Setback Exhibit). Four of the subject parcels will be accessed via a shared access easement to 2700 S. The same subject property was previously given a positive recommendation by the Planning Commission for a similar PD proposal back in 2016, and has always been well received by the Sugar House Community Council. The overall design is compatible with the neighborhood and will help to achieve the City's goals of infill development. The 27th Street Collective hopes to be an opportunity for the neighborhood to foster interactions and collaborations .

Planned Development Information

In meeting the PD regulations this project will achieve objective "g" by setting aside 20% of the project to be affordable to City families whose incomes are at or below 80% of the area median income. The PD objective in section 21A.55.010 "C. Housing Providing affordable housing or types of housing that helps achieve the city's housing goals and policies: 1. At least 20% of the housing must be for those with incomes that are at or below 80% of the area median income AMI." The home on 900 E will be offered for sale to City families at or below 80% of the AMI of the area and the other homes will be sold at market rate.



27TH STREET COLLECTIVE

Elevation Drawing Information:

Type of Construction: Wood frame structure with a mix of exterior siding, including: stucco, wood, and cement board.

Number of dwellings: Four (4) new contemporary homes and one (1) affordable home for a total of five (5)

Dwelling: Contemporary two story detached with basement, having between 2,800 - 3,200 SF of livable space and two car attached garage.

Dwelling density ratio: 8.7 units/acre.

Sincerely,

Colin Strasser

Developer, CEO of Strasser Organization, INC