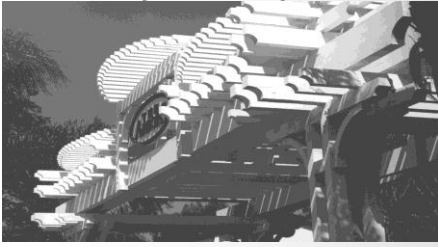


SDN

Planning & Design



2091 E. Murray Holladay Rd. #22B
Holladay, Utah 84117
801-466-1250, spnhomes.com

TRANSMITTAL

To: _____
From: Mike Spainhower
Re: _____
Date: _____
Pages to follow: _____

Re: Planned Development

Applicant: Sugar House Commons LLC

Project: Windsor Court
1966 S Windsor St.
SLC, Ut. 84105

Project Description:

Existing:

Vacant lot zoned RMF-35. The purpose of the RMF-35 moderate density multi-family residential district is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35').

Proposed:

Meets current zoning.

One structure, max. 35' tall, (17) unit Mutil-Family. Three levels, above ground.

(5) Units on ground floor level.

(6) Units on Second floor level.

(6) Units on Third floor level.

Also included is nine attached single car garages.

Unit types:

(3) - Three Bedroom units with one on the ground floor serving as an ADA unit.

(10) - Two Bedroom units.

(4) - One bedroom units.

Planned Development Information.

a. 21A.55.010 - Master Plan Implementation.
Increase the number and type of housing units.

b. 21A.55.050 -

A. The planned development meets the purpose statement for a planned development in Section 21A.55.010 and satisfies the Master Plan objective by increasing the number and type of housing units.

B. Master Plan Compatibility. The proposed planned development is consistent with adopted policies set forth in the citywide, community, and small area master plan that is applicable to the site where the planned development will be located.

C. Design and Compatibility:

1. Scale, mass, and intensity is compatible with the neighboring properties related to the building use and site design. For example, property at 868 E. Ramona Dr. will share access by an easement agreed on, and set forth, by both properties.
2. Building materials in the proposed planned development are compatible with the neighborhood or even will be an upgrade to the existing neighboring structures located in the same zoning district.
3. Building setbacks along the perimeter of the development in compliance with zoning regulations. Careful and creative thought has been given to the challenges of the property's limitation for design based on the landlocked location and easements that run in the middle of the parcel limiting some of the zoning regulations to be fully met. See item "c" below.

c. Landscape buffering between the proposed development and neighboring single family properties are maintained. A 10' landscape buffer between property at 868 E. Ramona Dr. is not provided. The applicant requests the square footage that would have been provided between the East row of parking and the far West edge of 868 Ramona Dr. be distributed to other areas. More than double the square footage needed is provided on the Northeast corner of the building. This will be in line with how the space is used currently by 868 E. Ramona Dr. so as not to hinder the access they have to the areas on the west end of their structure.

4. Landscaping and sidewalks are used with a bench and bike lock-up area to encourage pedestrian interest and interaction.
5. Lighting will be used for visual interest yet not affect the neighboring properties.
6. The dumpster is appropriately screened.
7. Parking areas are appropriately buffered from adjacent uses except as noted in line 3c above.

D. Landscaping: The proposed planned development provides new landscaping where appropriate.

1. New trees located along the periphery of the property and along the street will be preserved and maintained.
2. Buffering to the abutting properties is maintained and preserved except as noted in line 3c above.
3. Landscaping will be designed to lessen potential impacts created by the proposed planned development.
4. Proposed landscaping will be appropriate for the scale of the development.

E. Mobility: The proposed planned development will maintain current access to adjacent properties. i.e. 868 E. Ramona Dr. Safe and efficient circulation within the site and surrounding neighborhood with two existing ways of access to the development are shared with 868 E. Ramona Dr.

F. No existing Site Features.

G. Utilities: Planned utilities will adequately serve the development and will not have a detrimental effect on the surrounding area and has the appropriate easements to access and serve the development. i.e. Sewer easement is provided from 800 East.

c. 21A.55.110 - Long term maintenance of private infrastructure;