

Central Park Townhomes Planned Development

Project Description

The proposed project is to construct five townhomes in the heart of Sugarhouse at 1871 S. 1300 E, due south of the beautiful Allen Park. These townhomes will replace a duplex and triplex that previously occupied the lot. We are proposing a 5-unit subdivision for this lot to take place in order to maximize the lot size to enhance the quality of the building with one dwelling per lot. This subdivision will place the lot lines (east to west) in the middle of the sharing wall of each unit all the way to the property lines. The building is being proposed as a single-family attached dwelling per code 21A.24.120: RMF-30 Low Density Multi-Family Residential District.

These housing units will include high-end finishes, upgraded eco-friendly appliances, and three decks including a roof top view of the Wasatch mountains. These townhomes will greatly enhance the surrounding neighborhood by replacing the overgrown and degrading buildings with landscaping that will beautify the area.

Section 21A.55.010

The Central Park Townhomes reside in the RMF-30 zone. Per section .010, this project will coincide with the Master Plan of Sugarhouse. We believe that this project coincides with the Planned Development section in the Sugarhouse Master Plan. As we have been discussing our plan for the building of the townhomes, we believe that it illustrates the policies written out. The result of this project will not be a gated community. There will be a park strip that will be landscaped and the sidewalk which will allow neighbors to walk past the building with no issue. There will also be a bus stop in front of the building which will encourage people to use public transportation around town. Our project will support projects of similar scale in Sugarhouse. For example, the residential lot directly north of Allen Park, consists of three high-end townhomes that recently have been completed. Central Park Townhomes will match those other townhomes to scale and orientation as well as similar site layout. The front doors will be facing the street which will be surrounded by landscaping that will enhance the natural beauty of what Sugarhouse contains.

Central Park Townhomes will include two access points from the building to connect to 1300 East to maintain a network of streets as detailed in the master plan. These townhomes will be owned individually which also can contribute to an increased condition of the housing stock in Sugarhouse. Regarding the exterior architecture of the building, materials used will maintain community character. There will be decks on the front of the building on the second floor which will aesthetically be pleasing to passersby.

As per the Sugarhouse Master Plan, there is a variety of housing types that people prefer. Our townhomes will provide those who desire, to live in townhome that is a unique housing type in

the area. Many people can benefit from single-family attached dwellings who may not prefer large amount of yardwork or other chores that come with a single-family detached home.

Section 21A.55.050

One of the important aspects to this planned development that our project results in a more enhanced product than what would be achieved by only following the required regulations. We are proposing several modifications to the zoning regulations that will enhance the final product. First, due to the subdivision of the new five lots, the required lot width of 25 feet will not be met. The north and south lot design will meet the required width of 25 feet, however, the middle three units width will all be near 20 feet wide. Second, due to the lot width adjustment, the total lot square footage will also be affected. The north and south lots once again, will meet the required 3,000 square feet requirement while the three middle units will be right around 2,600 square feet each. Lastly, we propose that the maximum height also be adjusted an extra five feet. As drawn, the top of the building is 30 feet. With the five-foot increase, we will be able to provide a roof top deck that will be a major attraction to future residents.

The Central Park Townhomes, as described above, will comply with the master plan of Sugarhouse. Also, these townhomes are similar in size and scale to the neighboring townhomes north of our lot. Exterior building material of the townhomes has been chosen in order to comply with urban design that is displayed in the Sugarhouse area and complies with the master plan. The setbacks on the proposed site plan indicate the ten-foot buffer between the southern single-family lots. Along with the landscaping and the retaining wall, there should be no issue regarding noise and privacy of neighboring lots. The expansive open space in the front of the building will allow adequate sight lines to the street and driveways. Building facades offer ground access and curb appeal with beautiful front doors and decks above the garages with custom-built railing. The lighting of the project is designed with safety and visual interest in mind. Included will be exterior lights above the garages which are controlled with photocell that will brighten up the front of the building as the sun goes down. All exterior lights will be facing down or in a direction that is not polluting neighboring units or adjacent lots. Each unit will have its own garbage can, which will then be put on the street for pickup.

Several native trees will be preserved during this project that will allow the passersby of Allen Park to enjoy and will also add to the beauty of the townhomes. Natural landscaping will add to the landscape buffer along the southern property line that will aide in noise and privacy to the abutting lots. The proposed landscaping will cover about 40% of the lot.

The proposed townhomes will support the city-wide initiative of safe and eco-friendly transportation. The circular driveway will provide a smooth entrance and exit onto 1300 east. There will also be a UTA bus stop in front of the townhomes with safe and accessible sidewalks to all those who wish to use public transportation. The circular driveway will also allow emergency vehicles to enter and exit without issue if needed. All utilities will be underground

which will adequately serve the development for the better with fewer potential issues on the surrounding area above ground.

Section 21A.55.110

Private infrastructure that will be a part of the Central Park Townhomes will be a concrete sump for rainwater drainage. Inspection of this sump will be necessary, and maintenance will need to take place as it will be filled with sediment and debris. Annual visual inspections will take place and maintenance will follow if needed. This will be done by qualified personnel to ensure that the sump is performing its role correctly.