



CITY COUNCIL – JUNE 8, 2016

HARPER PARK LANE  
**FINAL PLAT APPROVAL**

AN APPLICATION TO THE CITY COUNCIL TO SEEK FINAL PLAT APPROVAL AND A RECOMMENDATION TO THE CITY COUNCIL TO ADOPT A PUD OVERLAY ZONE FOR A 3-LOT PLANNED UNIT DEVELOPMENT LOCATED AT 3705 SOUTH 500 EAST

**GENERAL INFORMATION:**

**Location:** 3705 South 500 East

**Size:** 0.47 Acres

**Surrounding Land Uses:**

North: R-1 Residential – Single Family Home

South: R-1 Residential – Single Family Home

East: R-1 Residential – Single Family Home

West: R-1 Residential – Single Family Home







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**General Plan:** The Future Land Use Map designates this neighborhood as low density residential. In addition, the project supports the following General Plan Goals:

**Goal LU-1.** Regulate land uses based on compatibility with surrounding uses, residential areas and economic feasibility. Maintain residential, business and industrial areas that are vibrant and where the health and safety of all are protected.

**Goal HE-2.** Improve the overall quality of existing housing stock.

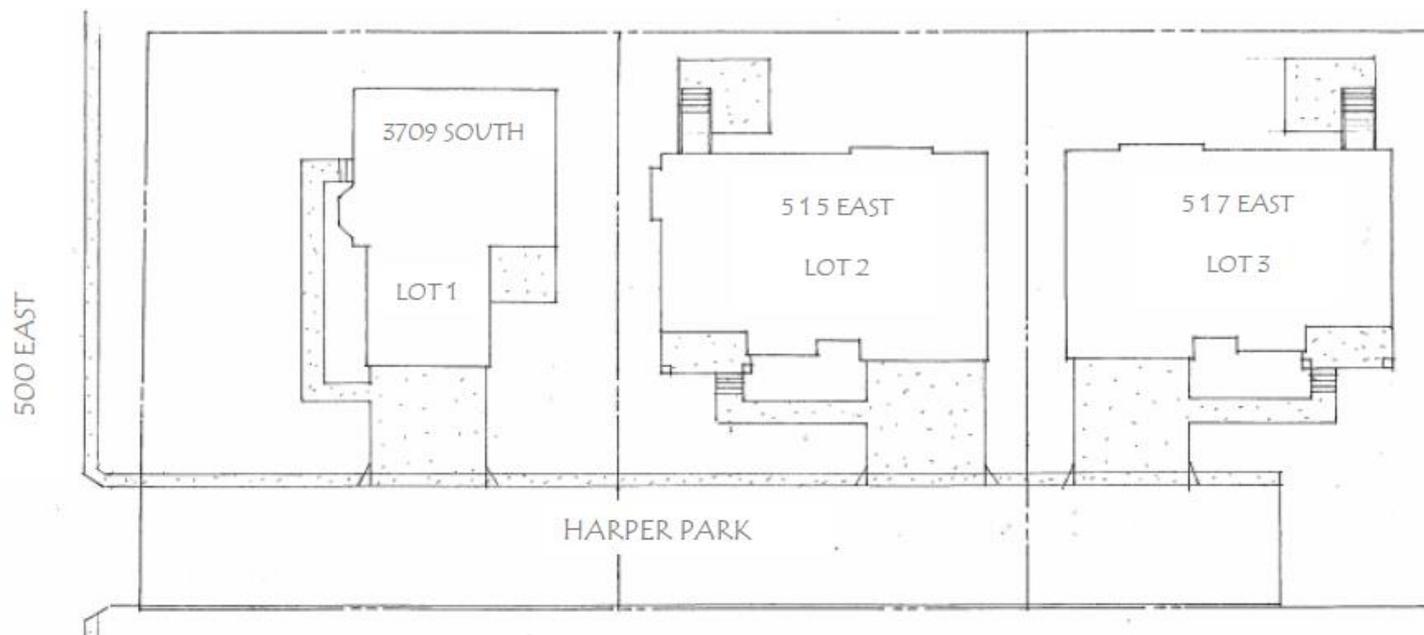
**Goal HE-3.** Infill housing should be encouraged.

**Goal HE-4.** Improve the overall home ownership ratio.

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## PROJECT DESCRIPTION

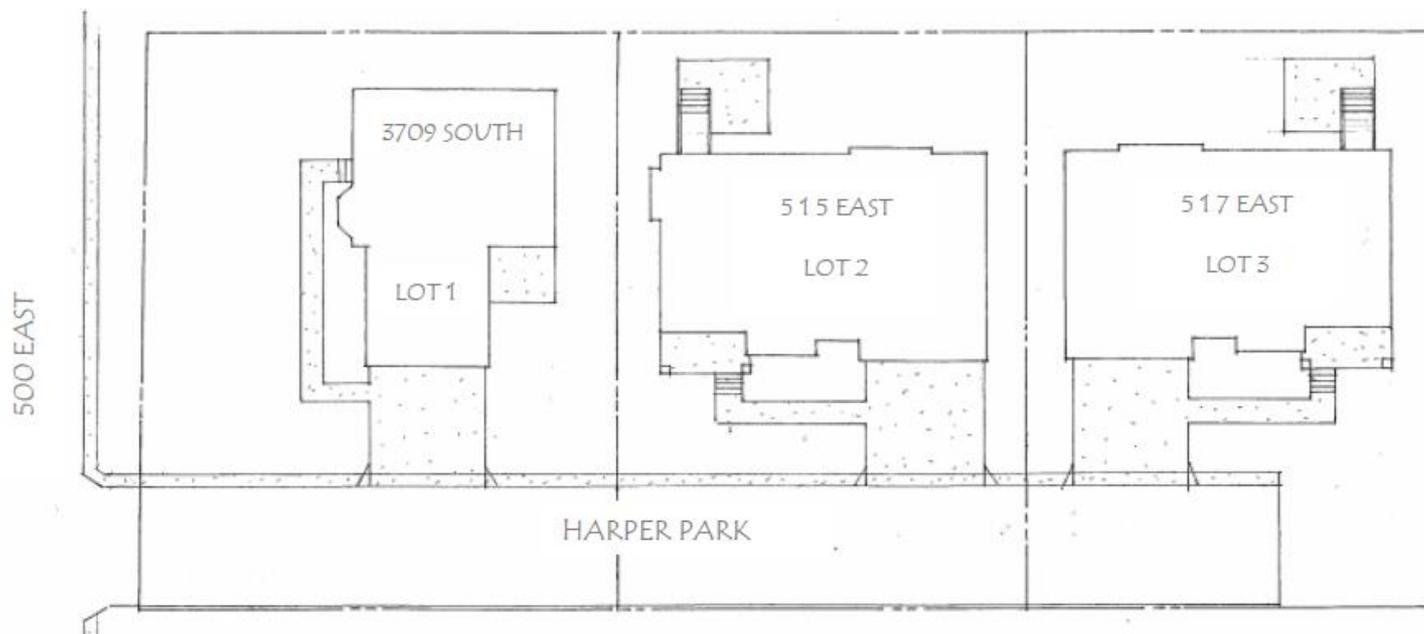
**Size:** The proposed project will be approximately 0.47 acres in size. The proposed lot is 96 feet wide and 211 Feet deep. The lots have the following proposed sizes: Lot 1 is 6,924 square feet, Lot 2 is 6,002 square feet, and Lot 3 is 6,060 square feet. All three lots a maximum of 15% of the calculated lot area located within the private lane. This meets the PUD Ordinance.



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## PROJECT DESCRIPTION

**Access:** The project will have one private lane (Harper Lane) that will extend along the south side of the property. This lane will be 20 feet wide. Each single family home will have a two car garage and two driveway parking spaces. There will be no parking along the lane. The private lane meets all fire code requirements.



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## PROJECT DESCRIPTION

**Design Standards:** This project is regulated by the South Salt Lake Residential Design Standards and the Planned Unit Development Municipal Code. The applicant is proposing to modify an existing single family home and build two new single homes within the PUD. The applicant has submitted a design guidebook with sample single family home plans for the development. Each of these homes will be required to meet the Residential Design Standards.



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## PROJECT DESCRIPTION

The existing single family home (Lot 1) is proposed to be renovated. The applicant submitted for a building permit in 2015 for this project. This project includes updating both the interior and exterior spaces of the home, as well as, adding a side loaded garage addition that will access from Harper Lane. The elevation for this portion of the project is below.

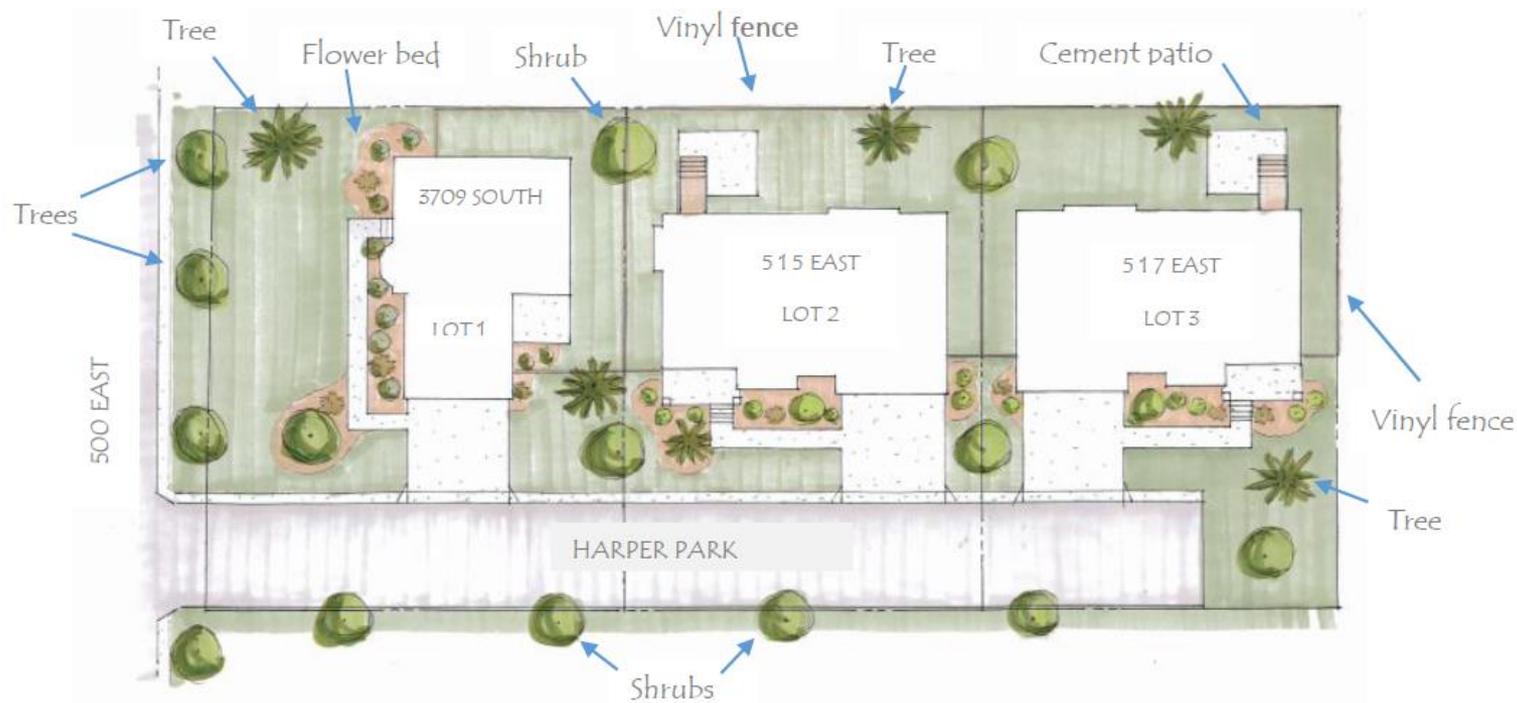


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## PROJECT DESCRIPTION

**Landscaping:** Each lot within the PUD will be landscaped. The applicant has proposed the below concept.

**Fence:** The applicant is proposing a six (6) foot vinyl fence around the north, east, and south edges of the PUD. Any future fencing within the PUD will be subject to 17.06.030, Fencing and Clearview Regulations.





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**Parking:** Each home will have a two car garage with a driveway that accesses Harper Lane. Each driveway will have two off-street parking spaces. No parking will be permitted along Harper Lane.

**Garbage:** The developer will need to contract with a private company for garbage collection. Each unit will be individually serviced with garbage cans.

**Bonding:** The developer will be required to provide a bond guaranteeing the completion of the development of all public infrastructures.

**Open space:** The Planned Unit Development code requires 20% open space to be provided, unless the application falls within  $\frac{1}{4}$  a mile from park. This project falls within the  $\frac{1}{4}$  range of a city park. In addition, the applicant is proposing that each home have both a landscaped front yard and back yard. This is consistent with the neighborhood.



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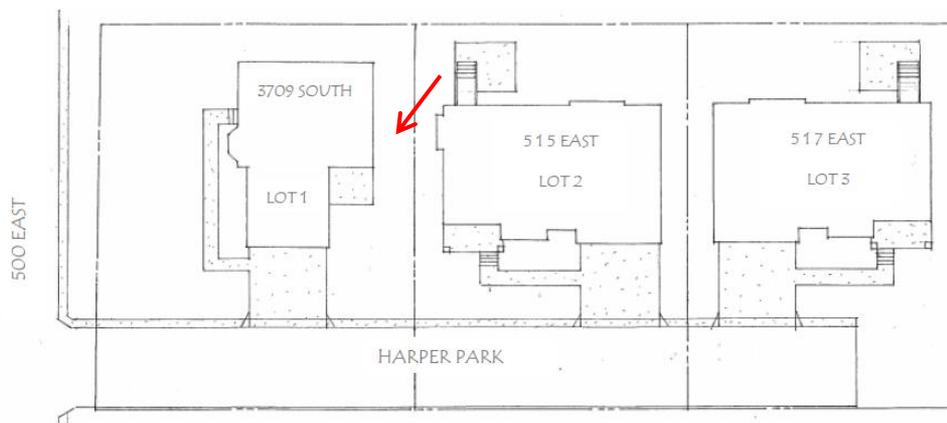
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**CC&R's and Estimated HOA Fees:** The developer has submitted a draft copy of the CC&R's for the project. The CC&R's and associated fees will maintain all common space within the project. These documents will be subject to review by South Salt Lake Legal Staff.

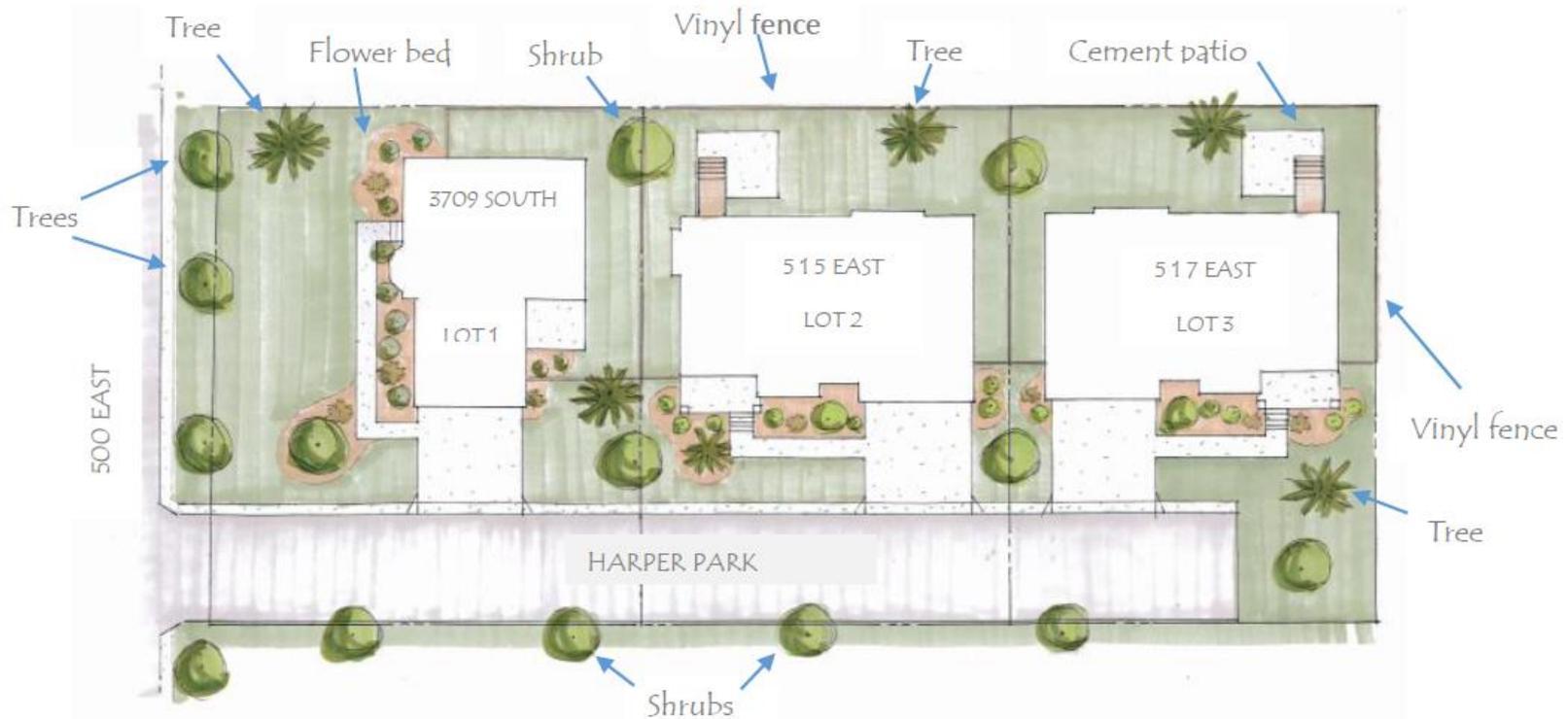
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## PROJECT DESCRIPTION

**Modifications Requested:** The applicant is requesting a modification on the rear setback of the existing home on lot 1. The proposed layout has a ten (10) foot setback from the home to the rear (east) property line. The applicant has pushed the proposed side loaded garage to the west to allow for an eighteen (18) foot rear setback on that specific portion of the home. Section 17.21.040 states that at the discretion of the land use authority, the frontage, orientation, primary façade, materials, build-to zones and setback requirements, required amenities, or open space requirements may be modified in order to ensure that new buildings are compatible within existing neighborhoods; to support and enhance walkable neighborhoods in the city; to cultivate desirable developments and neighborhoods; to encourage long-term residency; and to facilitate innovation in building design and energy efficiency standards.



15.12.850 - Review Considerations.



**Staff Analysis:**

Staff has worked with the applicant over the last year on the proposal. Staff is continuing to work with the applicant on making all technical corrections necessary. Staff finds that the application meets the requirements of the South Salt Lake Municipal Code.



**Staff Recommendation:**

Staff recommends adoption of a PUD overlay zone and approval of a proposed subdivision plat for a 3-townhome project located at Harper Lane (3705 South 500 East), conditioned on the following:

1. The applicant is required to continue to work with City Staff to make all corrections necessary for recording the plat.
2. All of the proposed homes shall meet the Residential Design Standards.
3. The applicant will work with the City Engineer and the Fire Marshall to ensure the project meets all applicable codes.
4. Bonds for all common and public improvements will be submitted to the City prior to any development.
5. The applicant will complete a CPTED Review prior to obtaining building permits.
6. All items of the staff report.

**Planning Commission Recommendation:**

At a public hearing held on May 19, 2016, the Planning Commission unanimously recommended adoption of the preliminary plat for a 3-lot planned unit development single family project located at 3705 South 500 East, conditioned on the above requirements.