



STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission								
Meeting Date and Time:	Wed. December 12, 2012	04:00 PM	File No:	2	8	1	1	8	
Applicant Name:	Scott & Rachel Forrest	Request:	Conditional Use						
Description:	4-family dwelling								
Location:	2532 E. 3300 S.								
Zone:	R-4-8.5 Residential Four-Family	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>					
Community Council Rec:	Approval with Conditions								
Staff Recommendation:	Approval with Conditions								
Planner:	Spencer G. Sanders								

1.0 BACKGROUND

1.1 Summary

The applicants are requesting approval of a Conditional Use Permit to build a four-family dwelling on the subject property. The subject property is 0.35 acres in size and is zoned R-4-8.5. Four-family dwellings are a conditional use in the zone. The applicant's proposed density is 11.42 dwelling units per acre.

1.2 Hearing Body Action

This application is on the Commission Agenda for a preliminary approval of the site plan and conditional use.

1.3 Neighborhood Response

Staff has recieved one phone call from the adjacent neighbor to the south. His only concern was that the irrigation he currently has access to through this property be maintained.

1.4 Community Council Response

The Community Council at their December 6th regularly scheduled meeting, recommended voted unanimously to recommend approval of the project with the condition that the building not exceed 35 feet to the ridge line of the roof from original grade.

2.0 ANALYSIS

2.1 Applicable Ordinances

Section 19.84.060 of the Conditional Use Chapter of the Zoning Ordinance establishes five standards to be used in evaluating Conditional Use applications. The Planning Commission must find that all five of these standards have been met before granting approval of an application. Based on the foregoing analysis, Staff suggests the following:

Criteria Met		Conditional Use Criteria and Evaluation
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `A'</u> : <i>The proposed site development plan shall comply with all applicable provisions of the Zoning Ordinance, such as parking, building setbacks, building height, etc.</i>
		The subject proposal complies with all provisions of the zoning ordinance.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `B'</u> : <i>The proposed use and site development plan shall comply with all other applicable laws and ordinances.</i>
		With the recommended conditions of approval, the plan will comply with all applicable laws and ordinances prior to issuance of the Final Conditional Use Permit by staff.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `C'</u> : <i>The proposed use and site development plan shall not present a traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the County Transportation Master Plan.</i>
		The applicant will be required to obtain UDOT and County transportation approval before the final Conditional Use Permit is issued. These reviewers area tasked with the responsibility of making sure that this criteria is met through their standard ordinance and regulation requirements. Therefore, prior to issuance of the Final Conditional Use Permit, the applicable requirements will be met.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `D'</u> : <i>The proposed use and site development plan shall not pose a threat to the safety of persons who will work on, reside on, or visit the property nor pose a threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/ topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.</i>
		With the recommended condition of completing final Technical Review with staff and applicable outside agencies this provision will be met prior to issuance of the Final Conditional Use Permit.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `E'</u> : <i>The proposed use and site development plan shall not significantly impact the quality of life of residents in the vicinity.</i>
		With the recommended conditions and compliance with County and outside agencies requirements there should be no detrimental impact to the surrounding neighborhood.

2.2 Zoning Requirements

2.2.1 R-4-8.5 Zone

Minimum Lot Area

Required: 6,500 sq. ft. + 1,000 sq. ft. per dwelling unit over 2. For four units the property would need to be a minimum of 8,500 square feet.

Provided: 18,246 sq. ft.

Minimum Lot Width

Required: 60 feet

Provided: 72.1 feet

Minimum Front Yard

Required: 25 feet

Provided: 25 feet

Minimum Side Yard

Required: 8 feet with both sides together no less than 18 feet (e.g. 8 & 10 feet)

Provided: 8 feet on the west side and 20 feet on the east.

Rear Yard

Required: 30 feet

Provided: Approximately 82 feet

Maximum Building Height

Required: 35 feet to the mid-point of the roof from lowest point of original grade

Provided: 33.4 feet to the ridge line from lowest grade.

Maximum Density

Required: 18 dwelling units per acre for four-family dwellings.

Provided: 11.42 dwelling units per acre.

2.2.2 Off Street Parking 19.80

Minimum Off-Street Parking Spaces

Required: 2 spaces per unit + 1/2 space for guest parking - 4 units would = 10 spaces

Provided: 10 spaces, 8 in garages and two guest spaces.

2.3 Other Agency Recommendations or Requirements

2.3.1 Transportation

Curb, gutter and sidewalk will be required to be installed along the project frontage. Approval of will be required from Utah Department of Transportation.

2.3.2 Unified Fire Authority (UFA)

Verification of available fire flow is required prior to issuance of a building permit.

An automatic fire sprinkler system must be installed per fire code.

The east side of access roadway must be posted "NO P ARK1NG".

2.3.3 Technical Review Required - A technical review is required for the other reviewers, e.g. Grading, Hydrology, Transportation, Fire, etc. The reviewers have not indicated any significant issues related to their requirements with the project as currently proposed. They will have final engineering plans and technical requirement to comply with.

2.4 Other Issues

2.4.1 Recreational Facilities and Open Space Development Standards

Within the proposed 4 dwelling units, there are proposed to be three bedrooms, for a total of 12 bedrooms for the project. The Recreational Facilities and Opens Space Standards policy, required that a minimum of 2 recreational facilities be provided for projects with over 10 but less than 75 bedrooms. In addition, the site is to maintain a minimum of 50% open space. The applicant is proposing an 500 sq. ft. picnic area with a gazebo, picnic tables, barbecue grill and trash receptacle. They are also providing a 1,000 sq. ft. playground. These comply with the minimum standard. The project open space also exceeds the minimum standard of 50%.

2.4.2 Existing Irrigation

There is an existing irrigation ditch that runs through a back corner of the property providing irrigation water to an adjacent property owner. This will have to be piped on-site and access provided so that the irrigation users can access their water. This will be addressed during the Technical Review process.

2.4.3 Lighting - All exterior lighting on the building and around the site will need to be directed down and not out. The direct light source cannot shine over a property line or into neighboring properties. The applicant will need to provide a final lighting detail plan for review and approval by staff that meets these requirements. It is important to make sure the lighting will not adversely impact the adjacent residents.

2.4.4 Trash Collection and Removal

The plan does not currently identify where the method of trash collection and removal. A plan will need to be provided by staff to make sure that the receptacle does not conflict with on-site circulation, is screened from view, is accessible, and does not impact adjoining neighbors. Staff is confident that a solution can be found to make sure these basic principles are met.

2.4.5 Architecture

Street Presence

Due to the subject properties narrow deep configuration, the proposed units must be oriented as shown on the plans. However, in order to be consistent with the County's General Plan for the 3300 south corridor some additional attention to the north elevation's architectural details is needed to provide a visual front to the public street versus a building side. The General Plan encourages the corridors to be designed to be pedestrian oriented and siding building to the street is not consistent to this effort.

It is suggested that additional architectural detail that dresses up the side of the building facing the street be instituted creating more of a focal point and maybe even helping visually direct pedestrians such as guest to where the exterior entrances of the units will be. In addition, utility meters such as power and gas meters will need to be relocated to the side or rear of the building and screened with landscaping as required by the County landscape ordinance requirements.

Mass and Scale

The east side of the building is well broken up with windows, recessed balconies, dormers, recessed garage doors, etc., reducing the visual mass of the building as viewed from the east. However, from the west, the building is a long horizontal rectangle with no break in roof line and simple window and door openings that repeat horizontally across the west facade. The landscape plan does show a significant number of trees that will help screen the building. However, it is suggested that some vertical elements be added to delineate the individual units from one another and some small element over the entry doors that give them more of a presence as a main entrance instead of a back door. These types of elements will help reduced the buildings mass as seen from the west, the adjacent single family residential home.

2.5 Subdivision Requirements

The subject property is an existing lot of record. The property is not required to go through a subdivision process since no subdivision of the property is proposed. All of the issues that are normally addressed through subdivisions, e.g. lot area lot width, etc. utilities, etc. are addressed with this conditional use/site plan application process.

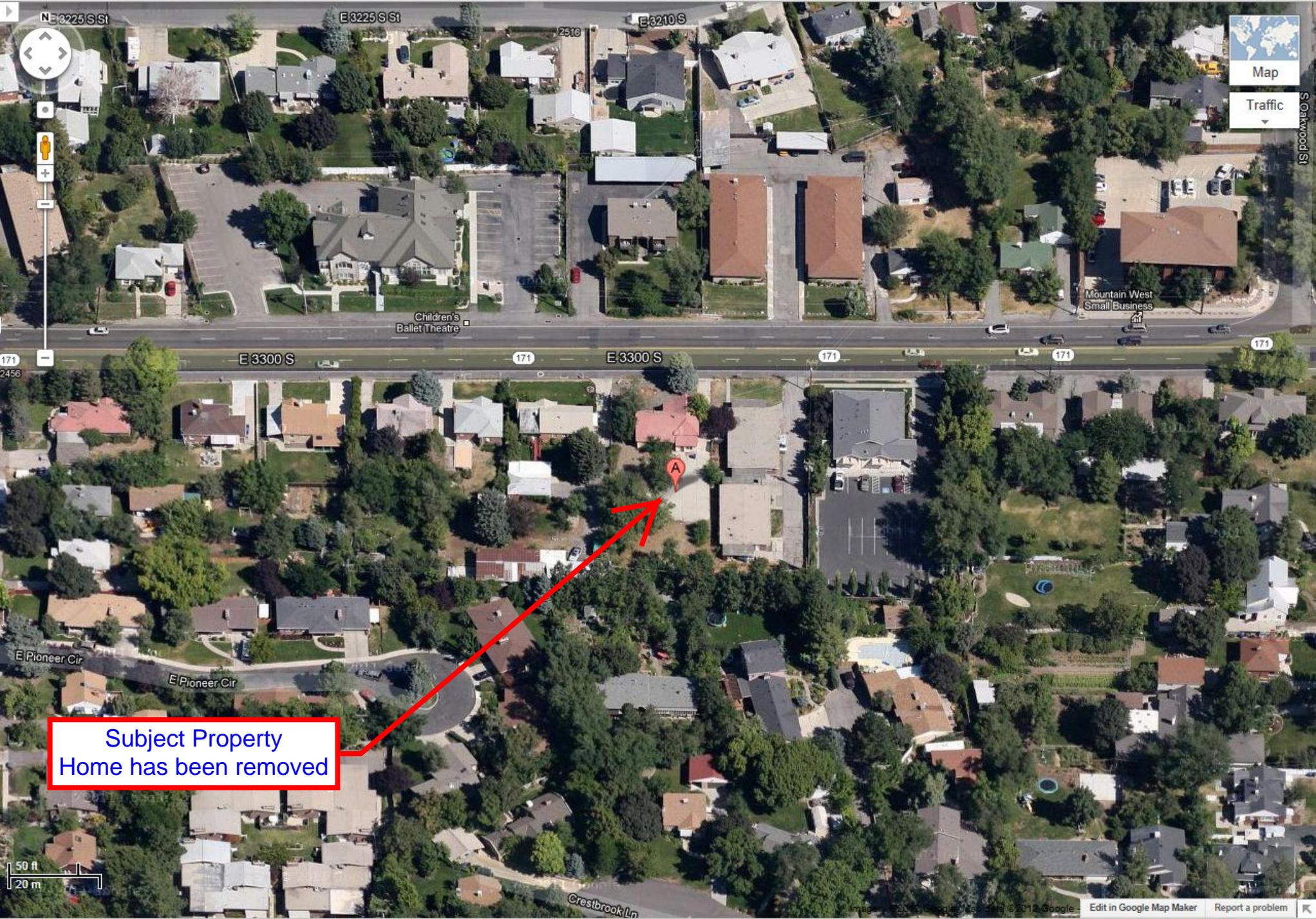
3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Conditional Use with the following conditions:

- 1) Complete the Technical Review process with staff prior to issuance of the final Conditional Use Permit and any building permits, including complying with all applicable regulations and the requirements of the reviewers.
- 2) Provide additional architectural detail to the north and west elevations. The north to provide a more focal point "front" presence to the street; and the west to delineate the units, their front entries and to break up the mass of the west elevation as viewed from the west.

3.2 Reasons for Recommendation

- 1) The proposed project complies with zoning requirements and will comply with all technical review requirements before the Final Conditional Use Permit is issued.
- 2) With the proposed conditions, the project is consistent with the Millcreek Township General Plan.



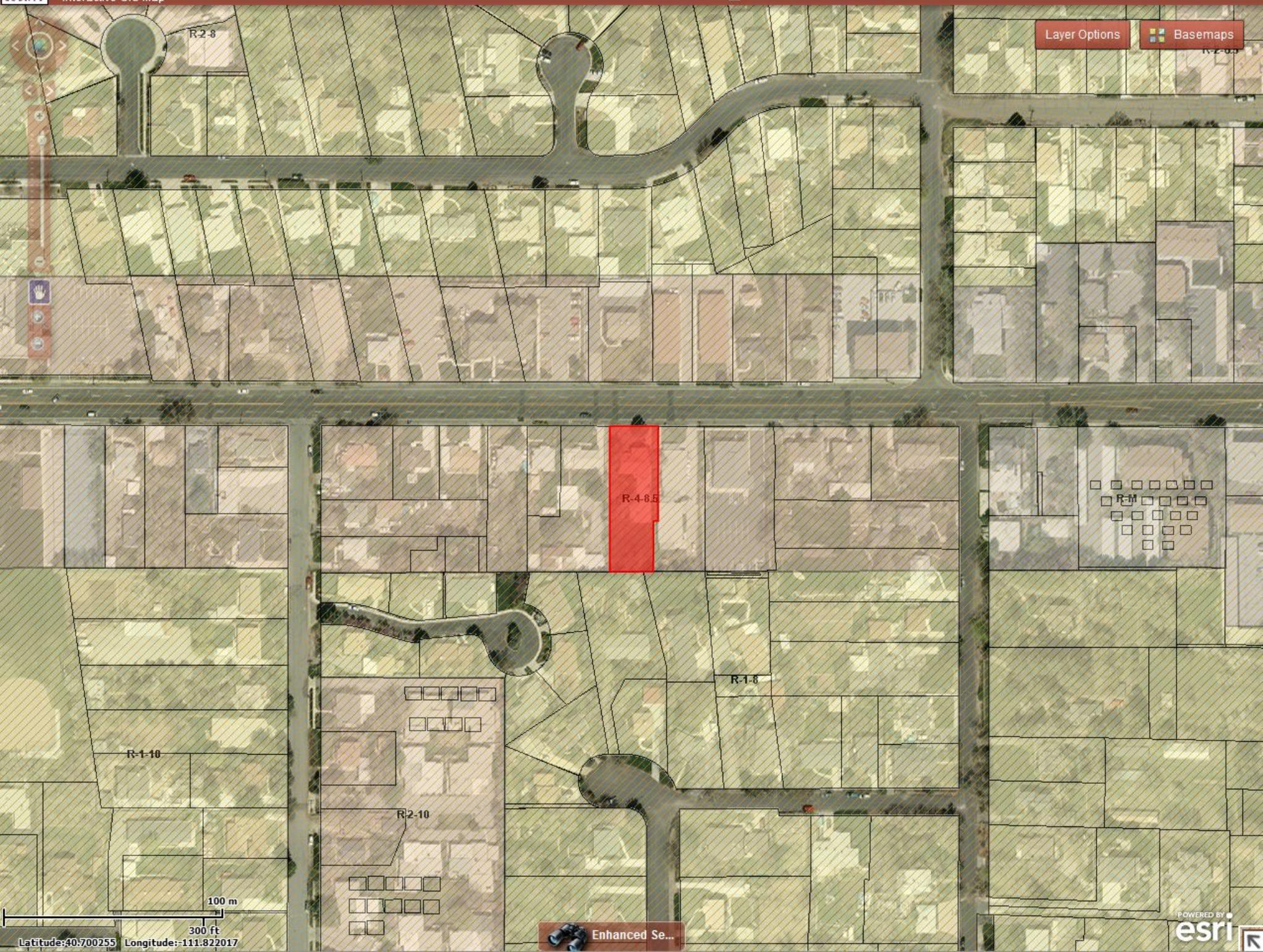
Subject Property
Home has been removed

Map
Traffic

50 ft
20 m



Layer Options Basemaps



100 m
300 ft
Latitude: 40.700255 Longitude: -111.822017

Enhanced Se...

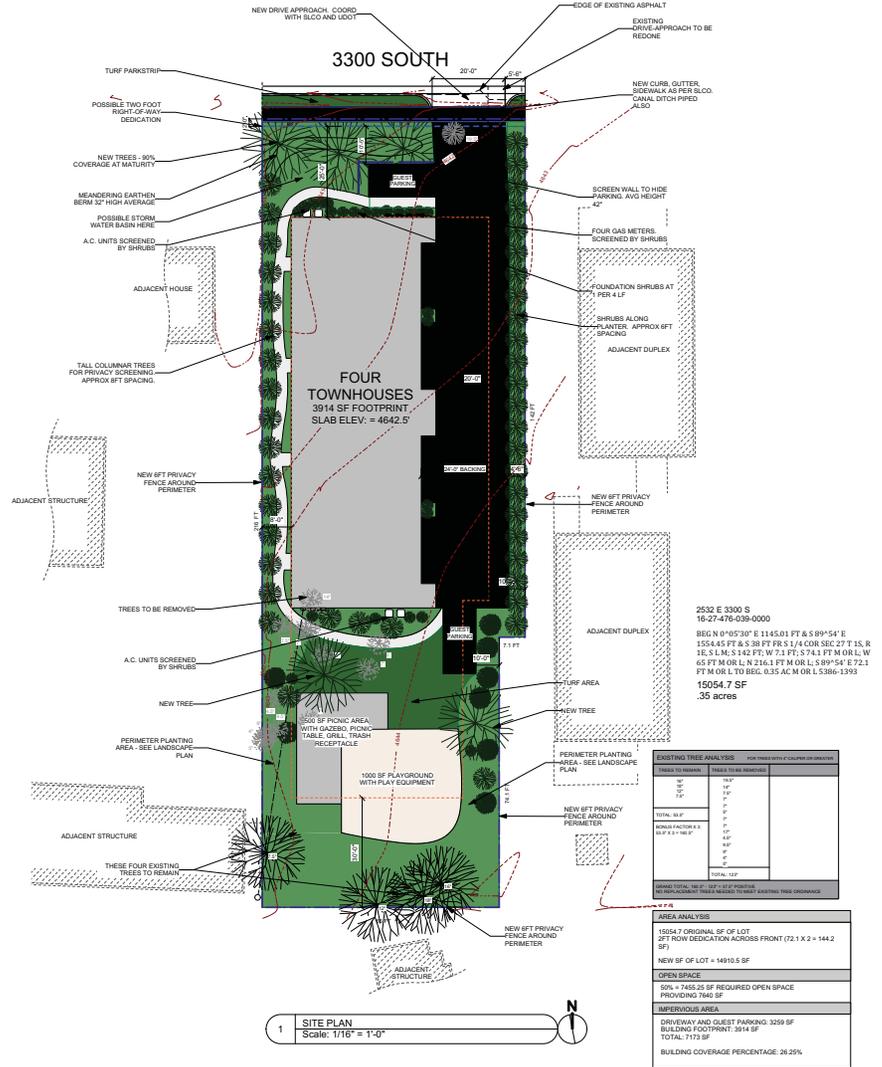




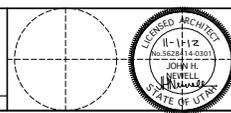


GRANDEUR VIEW TOWNHOMES

2532 E 3300 S, SALT LAKE COUNTY, UTAH



No.	Date	Revision Notes	Zone	Approvals	No.	Date	Issue Notes

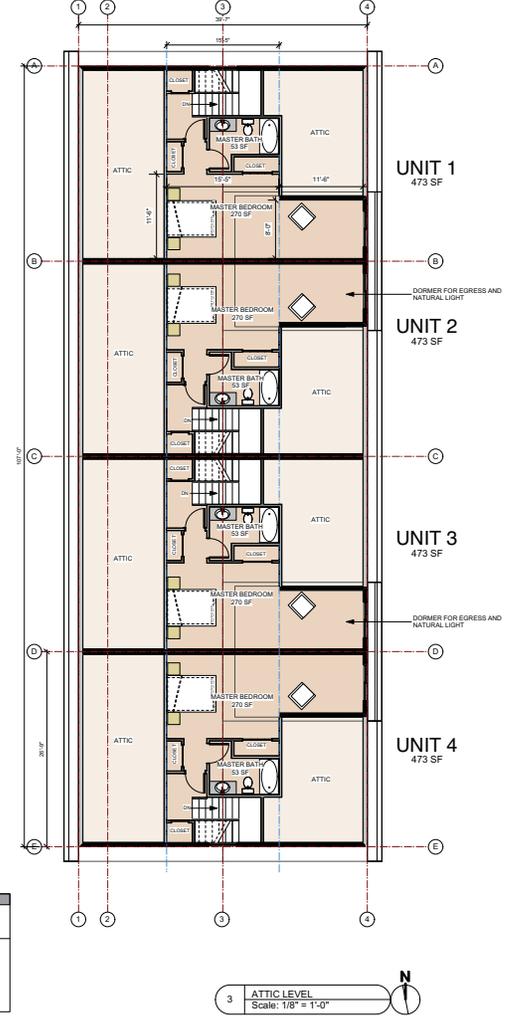
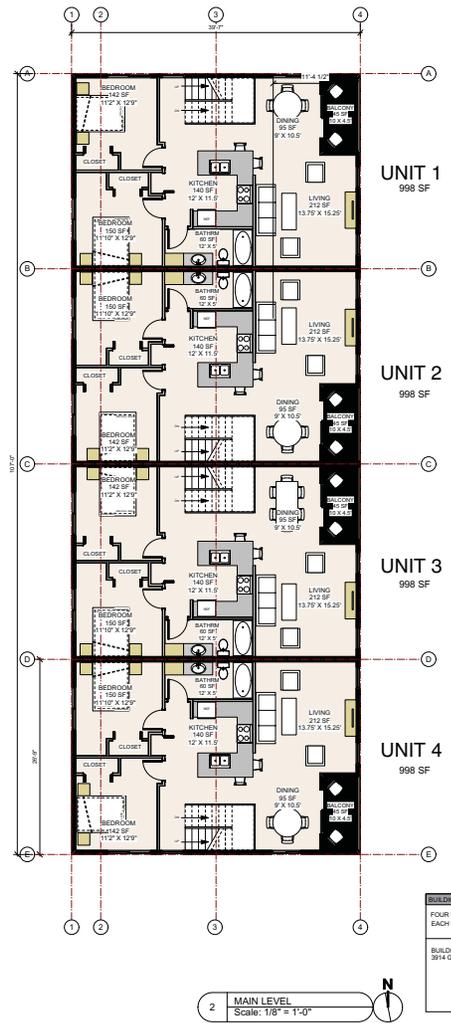
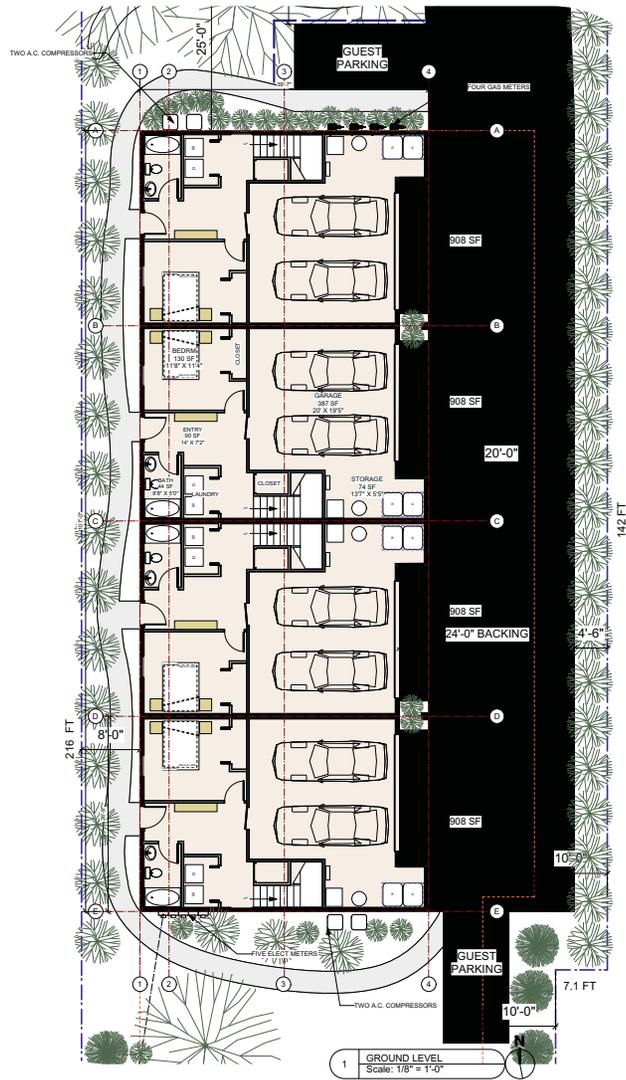


Design Firm: **NEWELL STUDIO, INC.**
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Project Title: **GRANDEUR VIEW TOWNHOMES**
2532 E 3300 S
SLCO, UTAH

Design Manager: [Blank]
Drawn By: [Blank]
Reviewed By: [Blank]
Date: **OCT 23, 2012**
CDD File Name: [Blank]

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Drawing No.: **A1.0**



BUILDING AREA SUMMARY	
FOUR UNITS ALL THE SAME	EACH UNIT: 209 TOTAL NET SF
BUILDING FOOTPRINT: 3914 GSF	



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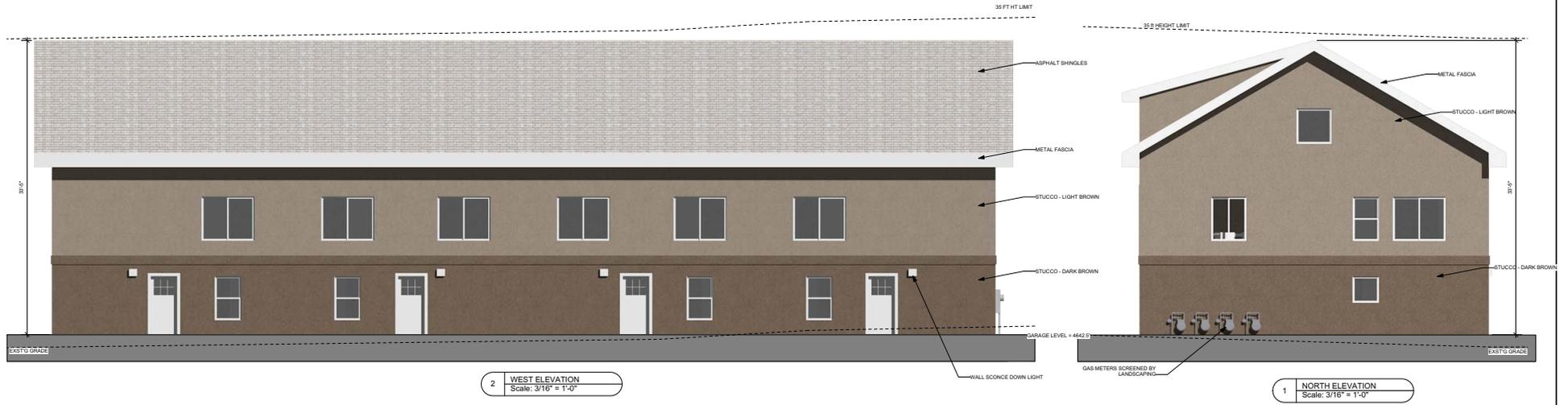


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 2532 E 3300 S
 SLCO, UTAH

Client Name:	© COPYRIGHT NEWELL STUDIO, INC. 2012
Client No.:	
Revision No.:	
Date:	11/02/12
DDP File Name:	

A1.1-



2 WEST ELEVATION
Scale: 3/16" = 1'-0"

1 NORTH ELEVATION
Scale: 3/16" = 1'-0"



4 EAST ELEVATION
Scale: 3/16" = 1'-0"

3 SOUTH ELEVATION
Scale: 3/16" = 1'-0"

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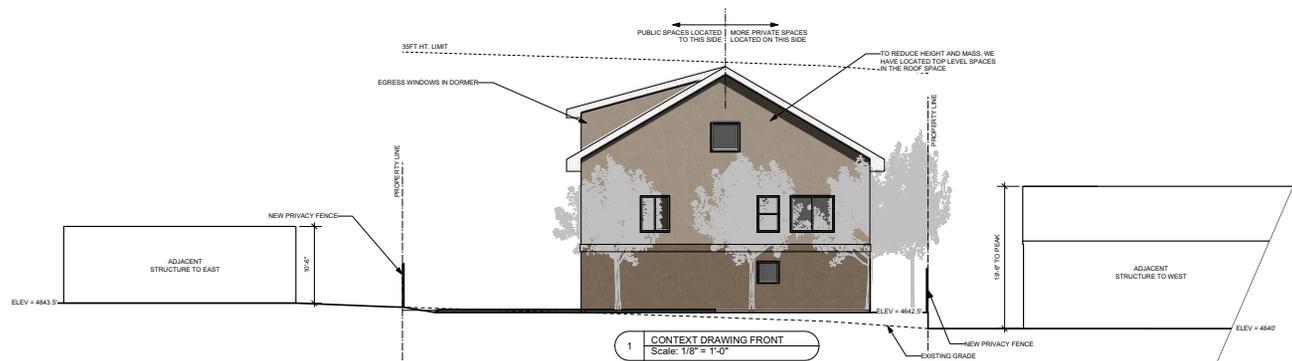
VIEW FROM NORTHEAST



VIEW FROM NORTHWEST



VIEW FROM DRIVEWAY AT FRONT



1 CONTEXT DRAWING FRONT
Scale: 1/8" = 1'-0"

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