



**Planning Commission
Staff Report
Project Plan Approval
Hearing Date: March 22, 2017**

ITEM 3 Steven Sweetwood requests Project Plan Approval for a four-unit townhome development located at 801 West 500 South in a proposed Low Density Residential (LDR) Zone. **Franklin Neighborhood.** 16-0024PPA, Josh Yost, 801-852-6408

<p>Applicant: Steven Sweetwood Staff Coordinator: Josh Yost</p> <p>Property Owner: Steven Sweetwood Parcel ID#: 40080006 Current Zone: CM Proposed Zone: LDR General Plan Des.: Residential Acreage: .279 Number of Properties: 1 Number of Lots: 4</p> <p>Council Action Required: Rezone required</p> <p><u>ALTERNATIVE ACTIONS</u></p> <p>1. Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is April 12, 2017, 5:30 p.m.</i></p> <p>2. Deny the requested Project Plan</p>	<p>Current Legal Use: Any use permitted within the CM zone. The property is currently undeveloped.</p> <p>Relevant History: The property has been previously approved for the development of a used car sales lot.</p> <p>Neighborhood Issues: No neighborhood issues have been received</p> <p>Summary of Key Issues: The project plan is in the process of CRC approval. The preliminary design has been reviewed by the Design Review Committee and has received a positive recommendation pending a review of the final plans. The development of the proposed project requires a zone map amendment from the existing CM Zone to the Low Density Residential (LDR) Zone. The proposed development meets the requirements of the LDR Zone.</p> <p>Staff Recommendation: Approve the Project Plan Application for a four-unit townhome development located at 801 West 500 South subject to City Council approval of the Low Density Residential (LDR) Zone.</p>
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OVERVIEW

The subject property is a vacated portion of former 800 West right-of-way between the Southern Pacific Railroad and 500 South. Mr. Sweetwood has previously received approval for the development of a used car sales lot and office. When he became aware that the neighborhood plan recommended the LDR Zone as the future zoning for the property and surrounding area he made the decision to pursue the development of townhomes on the property.

The property is bordered to the east and west by single family homes and to the south across the railroad by former commercial manufacturing facilities.

FINDINGS OF FACT

The proposed townhome development requires a zone map amendment for the property from the current CM Zone to the LDR Zone.

The neighborhood plan identifies the LDR Zone as the recommended future zoning for the subject property and surrounding area.

STAFF ANALYSIS

The proposed development includes four townhomes in one building. Parking is provided to the south of the townhomes at the rear of the lot. Nine parking spaces are required and nine are provided. Each townhome has a private fenced rear yard.

The plan meets the geometric standards of the LDR zone including setbacks, building height and landscaping.

The project design has been reviewed by staff and by the Design Review Committee and has been found to meet the residential design standards applicable under the LDR zone and has been granted preliminary approval by the Design Review Committee subject to a final review of the completed plans.

The proposed townhomes provide additional housing options in the neighborhood and begin the planned transition of the area from one of older commercial and manufacturing uses mixed with residential to a more livable residential area of mixed product types. The development of this vacant property will be a substantial improvement to this area of the Franklin Neighborhood.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the Project Plan Application for a four unit townhome development located at 801 West 500 South in a proposed Low Density Residential (LDR) Zone.

ATTACHMENTS

1. Building elevations
2. Site plan



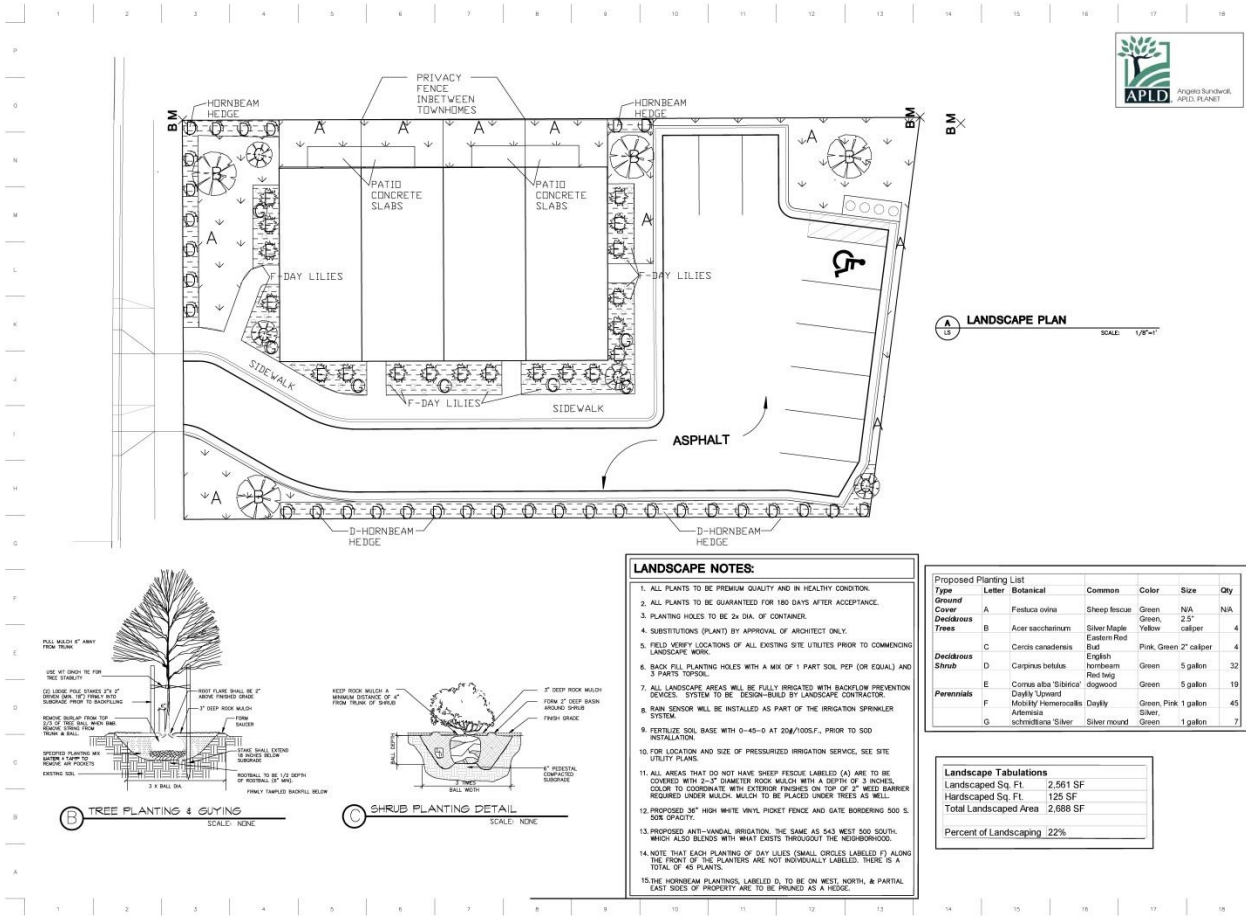
West Elevation



East Elevation



North Elevation



Site Plan



SCHOLZ ARCHITECTS
 ARCHITECTURE PLANNING INTERIOR DESIGN

SWEETWOOD TOWNHOMES

UTAH

DATE: 3/17

SCALE: 1/8" = 1'-0"

PROJECT NO: 17-001

17