

1. **Outstanding Balance:** I believe the outstanding balance has been paid.
2. **Project Description:**
  - **Proposed Use:** The project involves the development of four townhome units, each sold individually. These units will be built on a property where the current zoning is RMF-35, which allows multi-family units but requires a minimum lot size of 12,000 square feet for four units.
  - **Size and Density:** The development will include four townhome units. Due to zoning requirements, we are requesting that the planning department approve including the adjacent alleyway in the total lot size calculation to meet the 12,000 square feet requirement.
  - **Zoning Modifications:** We are seeking approval for the inclusion of the alleyway in the lot size and for the building orientation to face north towards the tracks, rather than towards the street.
3. **Provision for Common Open Space:**
  - The project will incorporate open space areas that future owners will maintain. I will handle the compilation of the common area maintenance fee as the developer.
4. **Long-Term Maintenance Plan (21A.55.110):**
  - **Yearly Maintenance Statements:** We will ensure that the entity responsible for infrastructure maintenance will provide annual notifications to all property owners regarding the estimated and actual yearly expenditures for maintenance, repair, operation, or replacement of infrastructure, including explanations for any discrepancies.
5. **Planned Development Information:**
  - **Purpose and Objectives (21A.55.010):** This project meets the purpose of planned development by providing a well-integrated mix of residential uses that complements the surrounding area. It addresses one of the objectives by enhancing the diversity of housing options.
  - **Standards for Planned Developments (21A.55.050):** The project adheres to the planned development standards by maintaining compatibility with the existing zoning and neighborhood context, and by incorporating provisions for open space and infrastructure maintenance.
  - **Compatibility with Neighborhood:** The project is compatible with the surrounding area. To the west, there is a 69-unit apartment complex, and to the north are single-family homes. The addition of townhomes will provide a balanced mix of residential options, complementing the existing developments.

Please let me know if this is sufficient information or if you need anything else.

Best regards,  
Nefi Vazquez



## Planned Development Standards Response for 2222 S Lake St, Sugar House, Salt Lake City

1. Planned Development Objectives (21A.55.010): Our project meets the planned development objective by promoting efficient land use in an urban area while preserving the neighborhood's character. The development consists of four for-sale townhome units, which contributes to housing ownership opportunities in the community. The focus on sustainable building practices and integration with the existing transportation infrastructure supports the city's goals of compact urban growth and increased housing density in a highly desirable location.

2. Master Plan Compatibility (21A.55.050.B): The project aligns with the Sugar House Master Plan, which supports medium-density residential development in areas well-served by public infrastructure and amenities. The four-unit townhome development provides an appropriate increase in density while remaining compatible with the surrounding residential context. By offering for-sale housing, the project enhances opportunities for homeownership in a growing neighborhood. Additionally, the close proximity to Parley's Trail and public transit will make this an attractive option for potential buyers seeking both accessibility and livability.

3. Design and Compatibility (21A.55.050.C): The design of the townhomes reflects a balance between modern architecture and compatibility with the existing neighborhood. The townhomes feature high-quality materials such as wood and masonry, complementing the traditional architecture found in the area. The building height, mass, and setbacks are consistent with nearby properties, ensuring a seamless integration into the existing streetscape. This for-sale product introduces new, modern living spaces to the neighborhood while respecting its residential scale and character.

4. Landscaping (21A.55.050.D): The landscaping plan includes a mix of native plants and greenery, maintaining the neighborhood's emphasis on open spaces and nature. The development incorporates buffer zones between the townhomes and adjacent properties, creating a softer transition and ensuring privacy. The for-sale nature of the units will likely appeal to buyers interested in a balance of urban convenience and green living. Landscaping along the street will also provide an attractive pedestrian experience and integrate with the neighborhood's visual appeal.

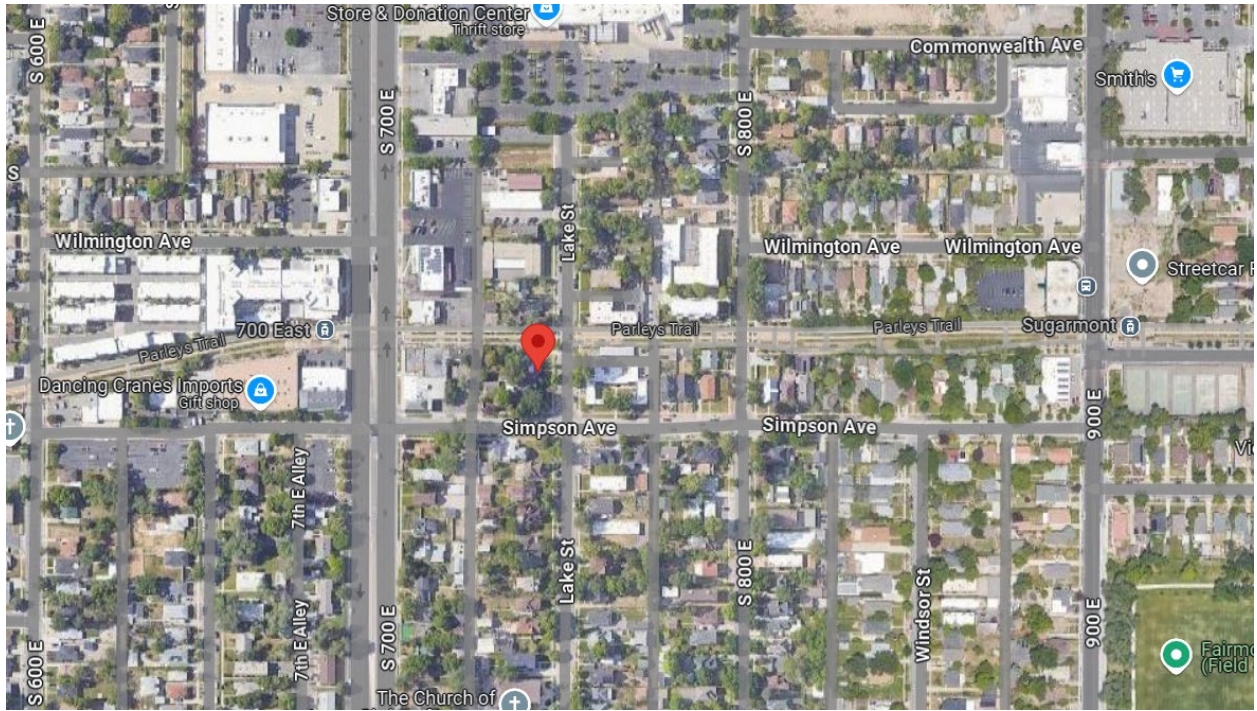
5. Mobility (21A.55.050.E): The project has been designed with clear pedestrian paths and safe vehicular access to each of the four townhome units. Proximity to public transportation and Parley's Trail will offer future homeowners easy access to various modes of transit, reducing the need for car dependency. Each unit will also have on-site parking, ensuring minimal impact on neighborhood parking demand while supporting the city's goal of multimodal transportation options.

6. Existing Site Features (21A.55.050.F): The development respects the existing site features by preserving as much natural landscaping as possible. The project's layout was carefully planned to maintain a balance between new construction and the site's natural environment. The integration of native trees and plants helps to blend the development into the surrounding neighborhood, ensuring a continuity of the area's existing landscape features.

7. Neighborhood Compatibility: The project is designed to complement the existing properties in the surrounding neighborhood. The four-unit for-sale townhomes provide a gradual transition in scale between the single-family homes and the multi-family units nearby. Attached is an aerial image that shows the project's location and its relationship with nearby properties, including the Lotus Gallacher development, which demonstrates the compatibility of our proposed density and scale. The for-sale product offers a long-term investment in the community, as future homeowners will become stakeholders in the neighborhood's continued growth and vibrancy.

8. Utilities (21A.55.050.G): The proposed development will be adequately served by existing and planned utilities. Our team has coordinated with the relevant utility providers, and all necessary infrastructure, including water, sewer, gas, and electrical connections, are either already available or will be extended to the site to serve the new townhome units. The existing capacity of the utilities in this area is sufficient to handle the additional load from the four new units without causing any detrimental effect on the surrounding properties. Furthermore, our development will integrate energy-efficient technologies and water-saving systems to minimize the overall demand on public utilities.





#### D. Mobility: Enhances Accessibility and Mobility

1. Creating new interior block walkway connections: Our project will create well-defined pedestrian pathways within the development, improving overall walkability and

connectivity. These walkways will provide a safe and direct route from the townhomes to nearby streets, ensuring easy access to transit options, Parley's Trail, and the neighborhood's existing pedestrian network. By improving pedestrian access throughout the site, the development supports the city's goal of enhancing block connectivity and fostering a more walkable urban environment.

2. Encouraging transportation options other than the automobile: In line with Salt Lake City's focus on multi-modal transportation, this project encourages the use of bicycles and public transit. The proximity to Parley's Trail offers residents a convenient route for cycling and walking to nearby destinations, while the nearby public transportation options, such as bus routes and TRAX stations, will be easily accessible from the development. Additionally, bicycle parking facilities will be provided, encouraging residents to choose alternative modes of transportation instead of relying solely on cars. The project layout minimizes vehicular dependency and promotes a more sustainable, transit-oriented lifestyle.