

Planned Development Application

135 West Goltz Avenue, Salt Lake City, UT 84101

Parcel ID: 15-12-428-016-0000



Project Description

PDG Goltz Ave plans to develop six attached single-family homes, along with a six-car detached garage, on a 0.19-acre parcel zoned FB-UN1. The proposed 2.5-story townhomes will offer well-designed layouts with two bedrooms and 2.5 bathrooms, each accompanied by a loft with a rooftop deck and dedicated garage space for residents' convenience. The detached garages will be accessed via the West Boulevard Alley in the rear of the property. Sidewalks leading from Goltz Ave will provide direct front-door access for each unit.

The project is requesting the creation of lots without street frontage. This initiative aims to promote individual home ownership and introduce "missing-middle" housing, effectively bridging the divide between large multifamily developments and conventional single-family homes, all while meeting the density requirements of the FB-UN1 zone. By designing lots without direct street frontage, the development promotes individual homeownership, maximizes land use efficiency, and offers residents a chance to reside in a well-planned community.

Situated between the 900 South 200 West Trax Station and Ballpark Station, the site prioritizes access to public transportation. With environmentally conscious features and alignment with City Planning objectives, this development addresses the ongoing housing crisis while contributing to the enhancement of the community.

Planned Development Information

The proposed project is in full alignment with the goals and objectives established in Planned Developments 21A.55.010. It meets the criteria specified in subsections A.6, C.2, E.1, and F of the ordinance, which stipulate that planned developments may qualify through the clustering of units to preserve open spaces, the introduction of housing types that are less common in the existing neighborhood yet consistent in scale, the incorporation of sustainable features, and the support of the city's master plan. We are confident that this development comprehensively fulfills all these requirements.

City Code 21A.55.010, subsection A.6., supports the clustering of development to preserve open spaces, such as the adjacent Jefferson Park. By situating multiple townhomes on this property, we can create a significant number of housing units with direct access to expansive green spaces. Additionally, the orientation of the lots will face the park, fostering an open and airy atmosphere that enhances the overall living experience for residents.

City Code 21A.55.010, subsection C.2., establishes criteria for planned developments that support the city's housing objectives and policies. It particularly highlights the importance of introducing housing types that are not currently prevalent in the area while maintaining harmony with the scale of existing neighborhoods. PDG Goltz Ave aptly fulfills this criterion by presenting "missing-middle" townhomes in a context largely defined by expansive apartment complexes to the south and single-family residences. Additionally, the proposed plans for the site are meticulously crafted to align with the area's scale and intensity, ensuring that the development will not encroach upon the neighboring properties.

City Code 21A.55.010, subsection E.1., advocates for enhancements that bolster a project's environmental sustainability. This development will employ premium materials and superior insulation to optimize energy efficiency. The landscaping will incorporate drought-resistant, high-quality plants, ensuring sustainable maintenance practices. Collectively, these initiatives demonstrate that this planned development will surpass the environmental sustainability benchmarks typically associated with a strict adherence to the FB-UN1 code.

City Code 21A.55.010, subsection F, delineates how a project can facilitate the implementation of an adopted master plan. The proposed development is designed to actively support two key city initiatives: Plan Salt Lake and Building SLC: A Five-Year Housing Plan. The vision for this planned development is poised to align far more effectively with these initiatives than would be possible through a strict adherence to the FB-UN1 zoning regulations. This alignment underscores our commitment to advancing the city's strategic goals and enhancing community well-being.

Ballpark Station Area Plan. Our small infill development is located within the Medium Density Transitional Area, a district characterized by a harmonious blend of residential and commercial uses, with the TRAX line serving as a key transportation corridor. This area has been identified for redevelopment that promotes medium-density housing and commercial structures. Consistent with the city's recently passed plan, our project reflects these goals by maintaining reduced building heights along the West Temple frontage, in deference to the neighborhood character area.

Our development will play a vital role in advancing the city's objective of fostering an urban environment, especially within the emerging entertainment zone near the Ballpark. These townhomes will contribute to the growing urban infrastructure, enhancing the neighborhood's overall vibrancy, safety, and walkability. By focusing on a well-planned design that incorporates pedestrian-friendly elements, we aim to create a safer, more cohesive community experience.

Furthermore, the architectural design of these townhomes has been thoughtfully crafted to elevate the quality of urban design in the area. Our design approach balances modern aesthetics with respect for the existing neighborhood context, creating a seamless integration that complements the surrounding area while addressing the city's vision for urban renewal. The development aligns with the city's broader goals of fostering sustainable

growth, improving the overall neighborhood feel, and supporting the area's long-term prosperity.

Plan Salt Lake, the citywide master plan, aligns seamlessly with the proposed development through several key guiding principles. Under the neighborhood principle, initiatives 3, 5, 9, and 12 are particularly relevant, as the project creates a secure and inviting environment that encourages community engagement. The low-maintenance townhomes will also enable residents to age in place, fostering continuity within the community.

In terms of the growth principle, initiatives 1, 3, 6, and 8 are addressed through the development's emphasis on infilling underutilized land near existing resources. Its strategic location adjacent to Jefferson Park allows for the effective utilization of available infrastructure and amenities, appealing especially to young families. Moreover, this prime location encourages the use of public transit, thereby supporting population growth and promoting a healthy lifestyle through enhanced access to nutritious food and recreational opportunities.

With regard to the housing principle, the project aligns with initiatives 2, 3, 4, and 5 by offering medium-density housing that is accessible to individuals at various stages of life, including those wishing to remain in their neighborhood as they age. The existing infrastructure is well-equipped to accommodate this moderate density increase, which is vital given the current housing shortage and the prevalence of vacant parcels in the area.

Growing SLC: A Five-Year Housing Plan, the proposed project aligns closely with the objectives outlined, particularly with regard to goals 1, 2, and 3. These goals focus on reforming city practices to foster a responsive, affordable, and high-opportunity housing market, thereby increasing housing options for cost-burdened households and promoting a more equitable city.

The introduction of these townhomes will create valuable opportunities for young and first-time homebuyers, directly addressing the need for housing options in the area. By expanding access to homeownership, the project not only supports individuals and families striving for stability but also contributes to building a diverse and inclusive community.

In creating more housing opportunities, we look to enhance the overall housing landscape, creating pathways for those who have historically been marginalized in the housing market. This initiative stands to significantly enrich the fabric of the community while helping to alleviate the pressures of the current housing crisis.



Purpose Statement

Planned Development Objective: The proposed planned development effectively aligns with the objectives set forth in 21A.55.010, specifically subsections A.6., C.2., E.1., and F. A variance is sought to address the need for relief from street frontage requirements, as units will have a sideways orientation. These modifications are in harmony with the intent of 21A.55.010, promoting more efficient land use and yielding a superior outcome compared to a rigid adherence to the FB-UN1 code.

Master Plan Compatibility: This development is in strong alignment with pivotal city initiatives: BallPark Station Area Plan, Plan Salt Lake, and Growing SLC: A Five-Year Housing Plan. By transforming a currently vacant space into essential housing, the project addresses community needs while fulfilling the goals articulated in these plans. Our dedicated team of architects and engineers is committed to ensuring that the development not only meets these planning objectives but also minimizes impacts on neighboring properties through thoughtful design and appropriate scale.

With the recent implementation of the Ballpark Area Station Plan, PDG Goltz Ave will remain consistent with the density and overall scale of the neighborhood as the development does not exceed 30'. It will be directly in line with the type of development expressly desired by the city. This thoughtful integration ensures that the project complements the existing character of the area while contributing to a vibrant and accessible community.

Design and Compatibility: The proposed development is meticulously designed to harmonize with the surrounding environment. Its proximity to Jefferson Park enhances the appeal, offering expansive open spaces that foster community engagement. All units will have an open balcony on the top floor creating an enhanced product that will overlook the park. This development will provide housing options for young families and professionals, strategically located near public transportation, Liberty Elementary School, and Challenger School - Salt Lake.

Landscaping: The existing dirt and weed-covered property will be transformed through the addition of new hardscapes and vegetation. Our design will prioritize the incorporation of drought-tolerant plants which will foster a vibrant and aesthetically pleasing environment. Collaborating closely with our architectural team, we will ensure that the new landscaping enhances the project's sense of place. Following the sale, landscaping maintenance will be managed by a homeowners' association (HOA) to ensure ongoing care and sustainability.

Mobility: The development will feature landscape lined sidewalks for accessing residences, complemented by detached garages accessed via the rear of the property. Its strategic location near major city arterial roads and a transit hub will enhance accessibility, while the design will be meticulously crafted to accommodate emergency services, including access from Goltz Ave and West Boulevard Alley. We anticipate that the nearby major thoroughfare on West Temple will effectively manage the traffic generated by this development without causing significant disruptions to surrounding traffic conditions.

Existing Site Features: The project will involve minimal earthwork, as the site is currently vacant and requires no demolition. We do not foresee any substantial impacts on the natural or built environment as a result of the development.

Utilities: Existing utilities are anticipated to adequately serve the proposed project, with only minor modifications needed. We will coordinate closely with utility providers to ensure that these adjustments do not adversely affect neighboring areas.



FB-UN1 Zoning Modification Requests

1. Exemption for lots without street frontage

Granting an exemption for lots without direct street frontage will enhance opportunities for individual homeownership. By enabling the subdivision of these properties, we can develop multiple homes for sale, making it easier for new and young families to achieve homeownership. This initiative aligns with the objective of providing an urban environment and creating a sense of place, thereby promoting community growth and fostering long-term stability within the neighborhood.



Long Term Maintenance Plan

The project will entail the installation of comprehensive private infrastructure, encompassing concrete surfaces, water and sewer lines, and the townhomes themselves. To ensure ongoing maintenance and management of this infrastructure, we will establish a Homeowners Association (HOA). The HOA will be responsible for collecting dues from residents and will strive to build a robust reserve fund to address any maintenance issues that may arise with the private infrastructure. As we can lock down more accurate construction costing, we plan to create a LF/SF cost estimate for the maintenance and capital improvements necessary for the common area infrastructure and landscaping.

We're eager to embrace the chance to blend preservation with innovation, making this district more efficient to accommodate Salt Lake's growth. We look forward to continuing our collaboration on this proposal.