



900 East Collective  
Planned Development Proposal  
8.21.2024

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## 900 East Collective Project Description

Welcome to 900 East Collective, a proposed 3 lot subdivision on 900 E. There is an existing single-family home on a large .42-acre property. Given the current zoning of R-1-5000, there is enough lot area to accommodate 3.66 lots on the property (7 Units/Acre). The plan is to subdivide the lot to keep the existing structure and then create 2 new parcels that 2 new Single-Family Homes will be built on.

The new houses will have a roughly 3,600 Square Feet including a 2-car garage. The new houses will have 5 bedrooms and 3 ½ bathrooms. This will be a for sale product to the public to promote home ownership if approved.

The new houses and existing home will have access off 900 E. All units will have sufficient parking with every home having a 2-car garage and multiple driveway parking stalls. The existing U-shaped driveway will remain for access along with the driveway back to the new lots.

This project requires planned development approval for having a lot without public street frontage, reducing the minimum lot size on 2 of the lots, and a request for a reduced rear and front setback modification to stay within the character of the existing neighborhood.

The maintenance of the properties will be done by the owners of the individual lots. Access to the back lots will be through an easement, which will be maintained through a shared maintenance agreement.

The conditions of this project location allow for a unique opportunity to add vitality and for-sale housing options in a small-scale development without disrupting the scale and character of the existing neighborhood AND without demolishing any existing homes.



# Planned Development Information

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## Preservation

We believe that we meet the requirement of 21A.55.010.B.1 for a Planned Development which states “Preservation, restoration, or adaptive reuse of buildings or structures that contribute to the character of the city either architecturally and/or historically, and that contribute to the general welfare of the residents of the City.” Since we are preserving the existing single-family and working within the existing property.

In recent months, additional incentives have been created by SLC planning to preserve existing structures, including a new application deemed “Zoning Incentives”. We believe this action points towards a goal that is being expanded upon, and one that this application addresses perfectly.

## Needed Housing

Additional homes are being added to the property to increase the housing stock which is a goal stated in 21A.55.010.C. Without creative solutions to land use on a large lot such as the subject, there is no opportunity for infill development that will create additional housing to solve the cities housing crisis.

## Compatibility

In section 21A.55.050.C of the zoning code for a planned development, it requires that the project is compatible with the neighborhood and is designed to achieve a more enhanced product. The reduction of the minimum lot size does not add any more density per acre than what is allowed in the zone and existing in the neighborhood. The surrounding neighborhood contains multiple homes less than 5,000 SF lot size. Furthermore, single family homes are prevalent in the neighborhood.

## Master Plan Compatibility

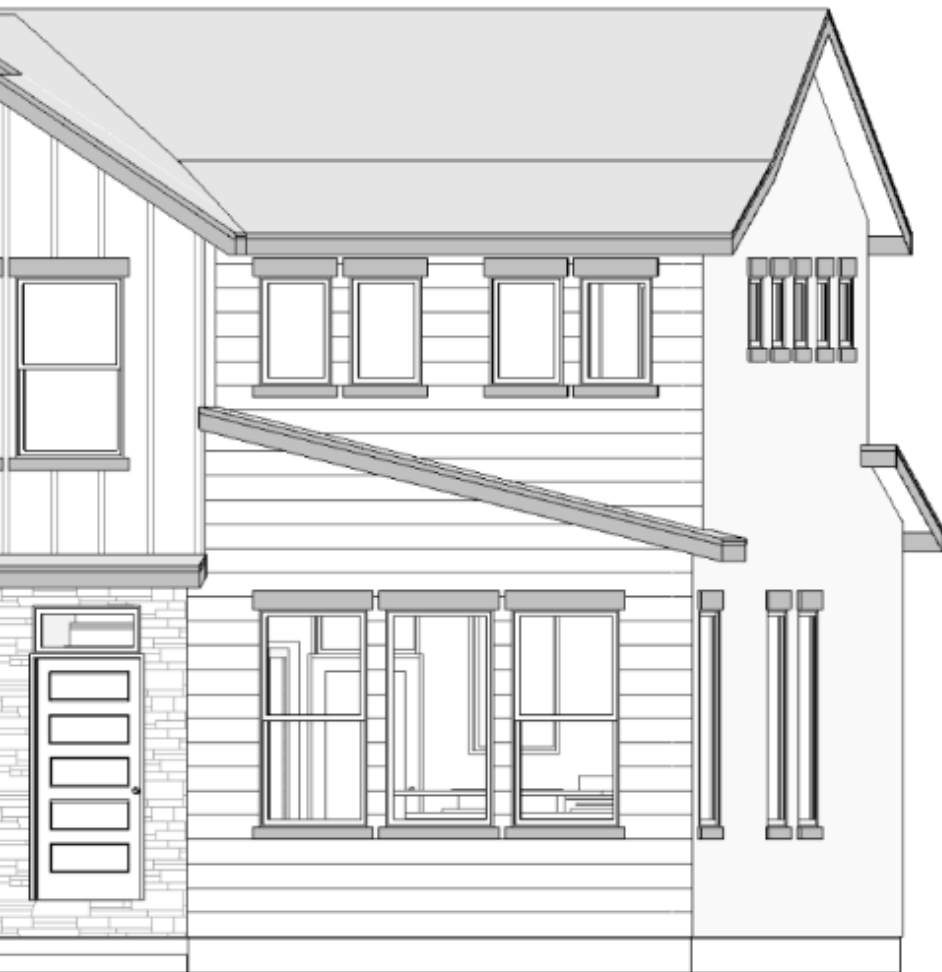
The master plan for this area stated that the main priority is to keep primarily residential and add to diversity in housing types. This project will use a portion of the lot that is underutilized. This development has been designed to mesh with the residential neighborhood, maintain lower density of 5-10 units per acre, building is medium scale with 3 stories with the 3rd story below grade. Parking is planned in the garage to use off-street parking to help avoid congestion of street parking.

## Landscaping Plan

The landscaping strategy emphasizes the conservation of native species while incorporating new plantings that harmonize with the existing vegetation, thereby enhancing the community's natural appeal and addressing environmental concerns:

Proportionate Planting Design: The proposed landscaping is designed to be in proportion with the overall development, ensuring both aesthetic appeal and environmental sustainability.

Protection of Native Trees: Mature native trees along the north edge of the property and streets are carefully preserved, maintaining both the ecological integrity and visual charm of the area.



### **Lot Size**

While the development does request a reduction in the minimum lot size, the density per acre remains in line with the zoning requirements. With a .42 acre lot size, there is enough lot area to accommodate 3.66 lots on the property. The proposed density of 3 lots on .42 acres is roughly 7 units per acre. The By Right density of R-1-5000 is 8.7 units per acre.

### **Attached Garage Standards**

In the proposed development, Lots 2 & 3 exceed the 50% front façade coverage ratio. This is required because there is not alley access which would allow garages to be put in the rear. These front facing garages are behind the existing home, so while it is a technical front façade, the street will still be engaged properly with the garages well incorporated into the design of the homes.

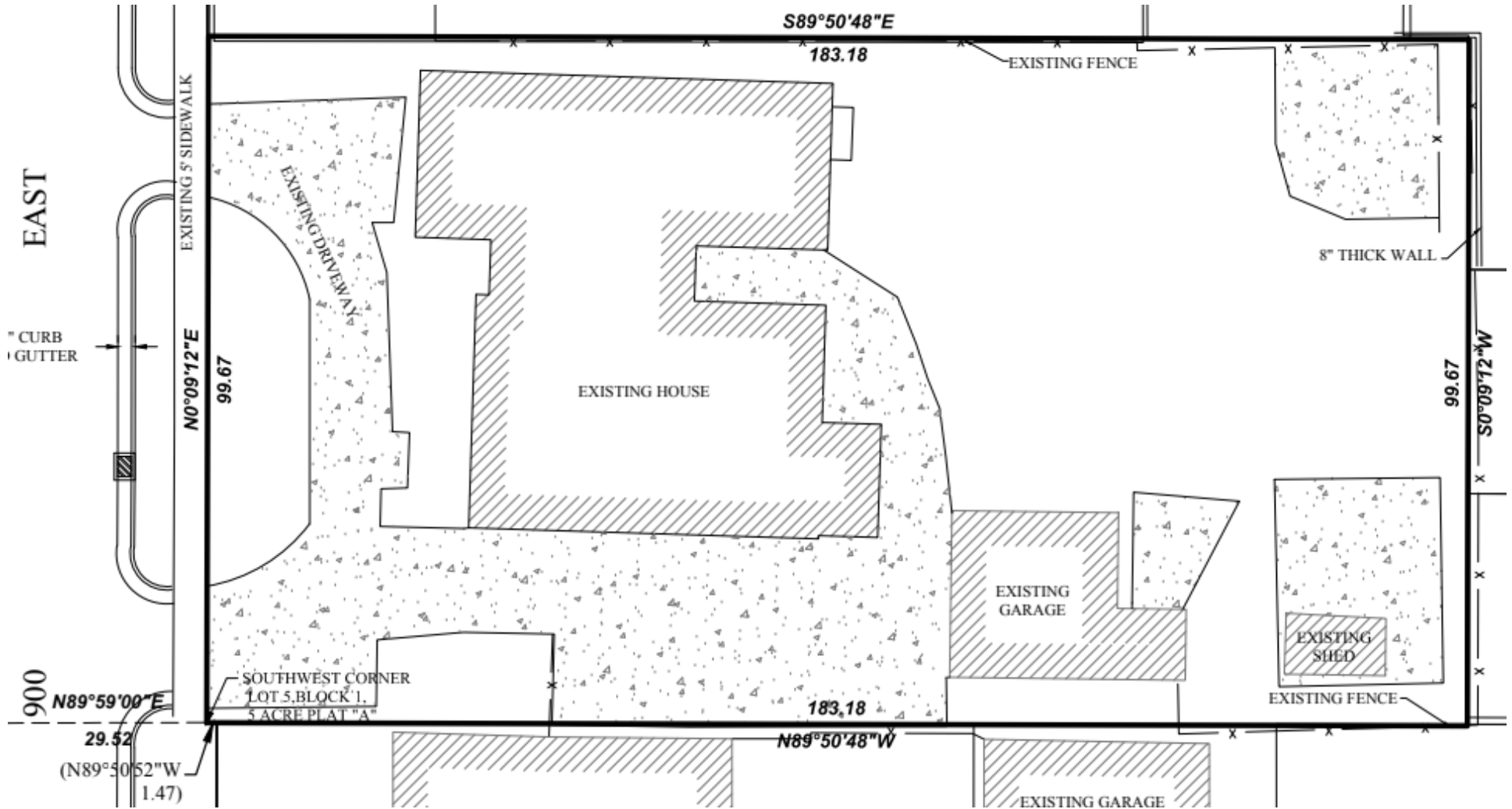
### **Setback Reductions**

The setback reductions are being requested to enhance the design of the new homes, while being able to preserve the existing structure.

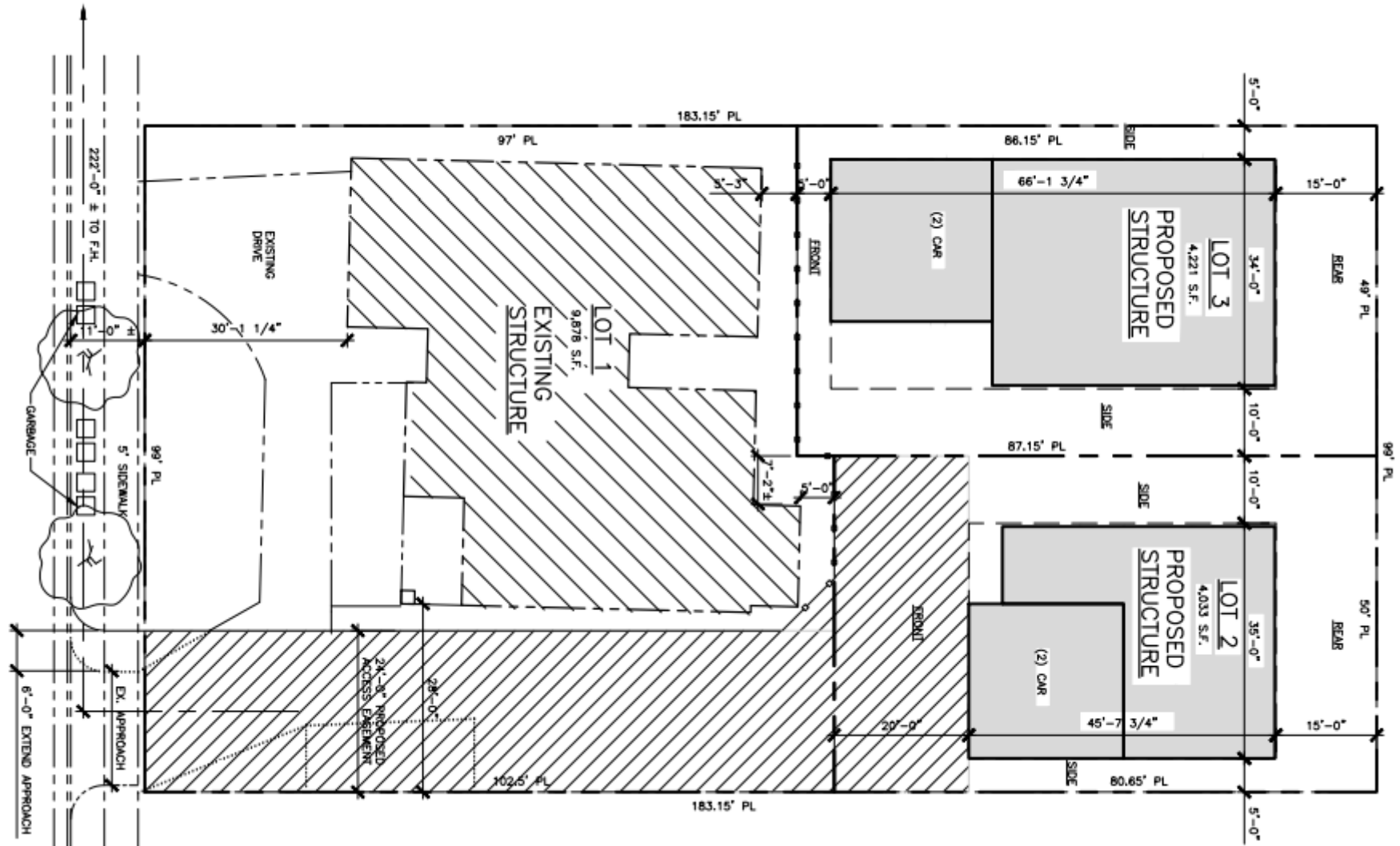
**Front Yard:** While the front yard setbacks are being reduced, they do not act as a true front yard given the front yards of the new homes are behind the existing home. They act as more of a side setbacks, and are in line with those requirements.

**Rear Yard:** The requested reduction from 20' to 15' is to increase the livability of the houses. The adjacent properties also have a similar rear setbacks with large garages that are 1' from the property line.

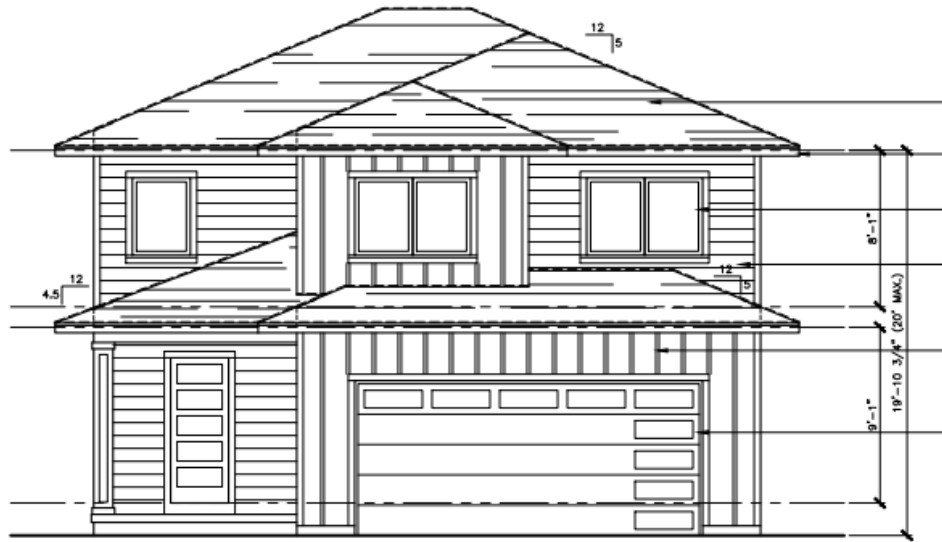
# Existing Site Conditions



# Site Plan



# Elevations



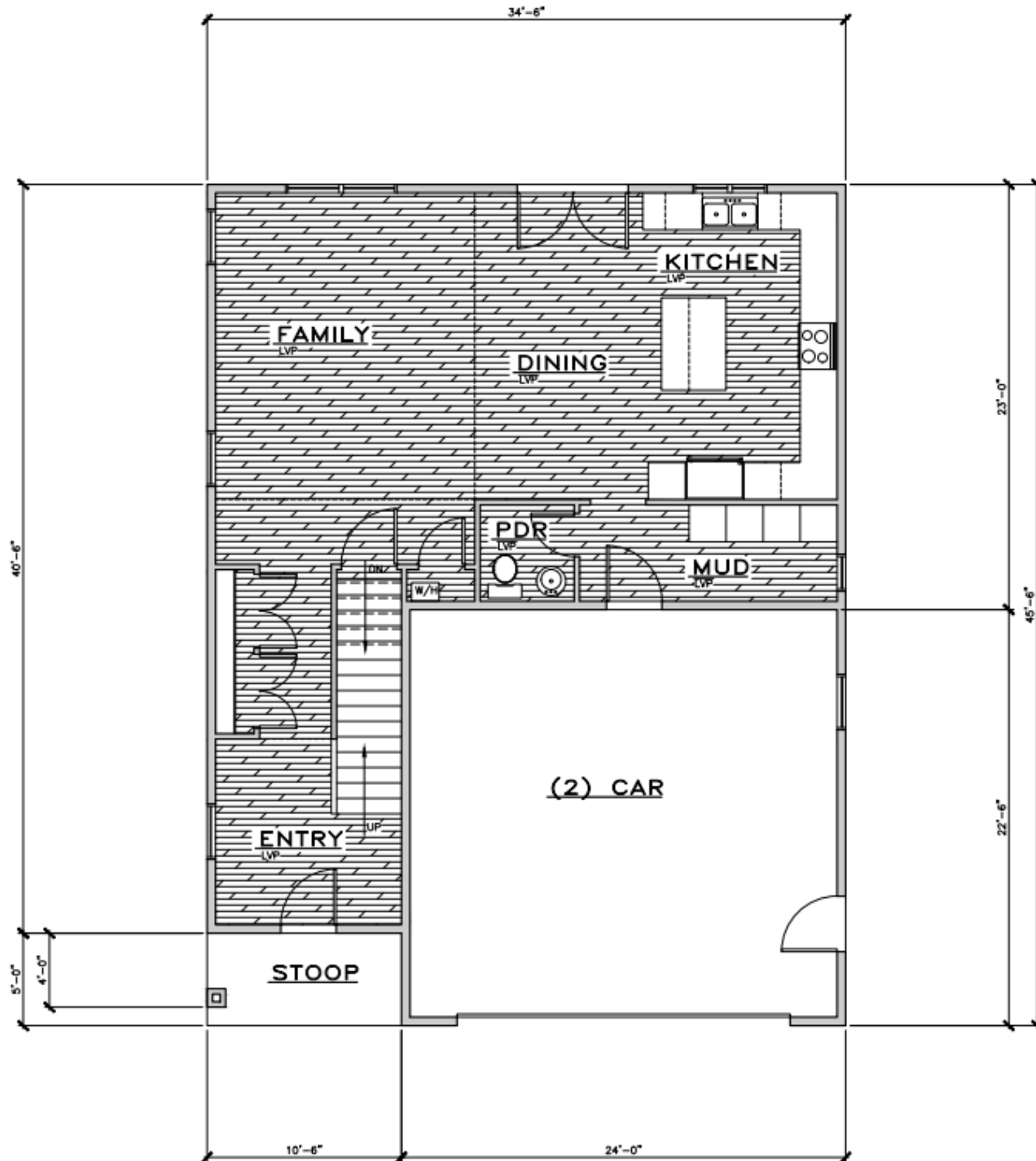
FRONT (WEST) ELEVATION



REAR (EAST) ELEVATION

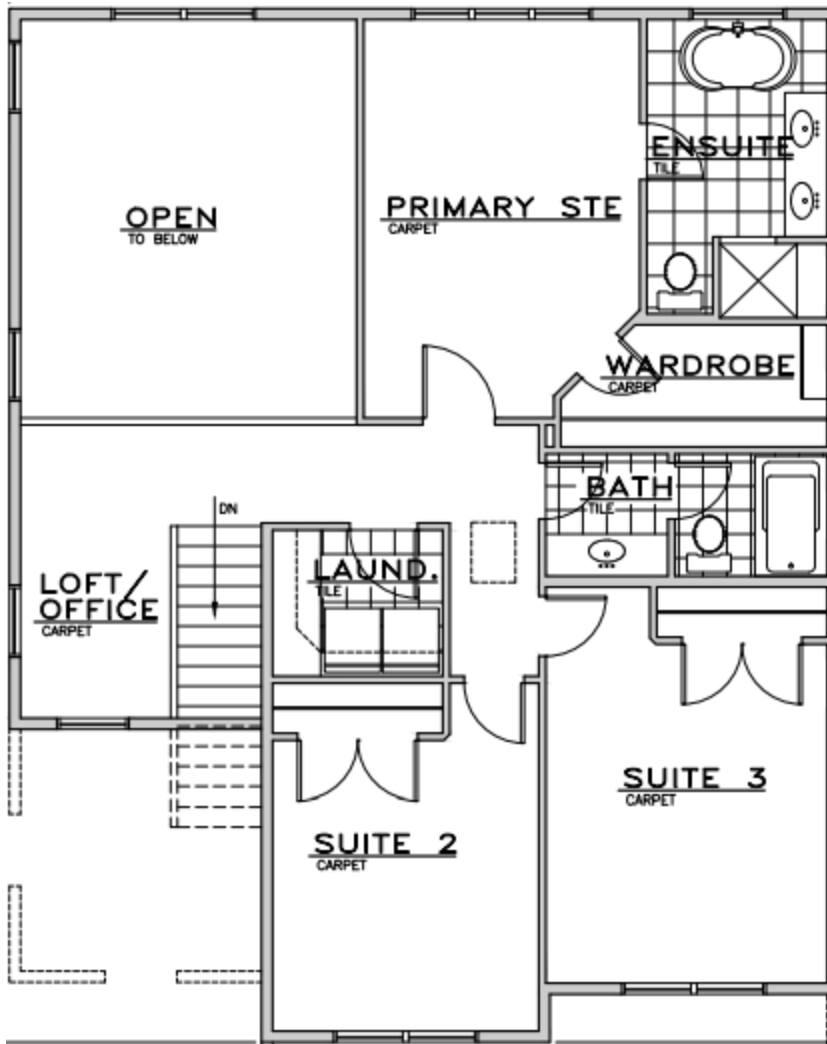
# Floor Plans

Main-Level Floor Plan

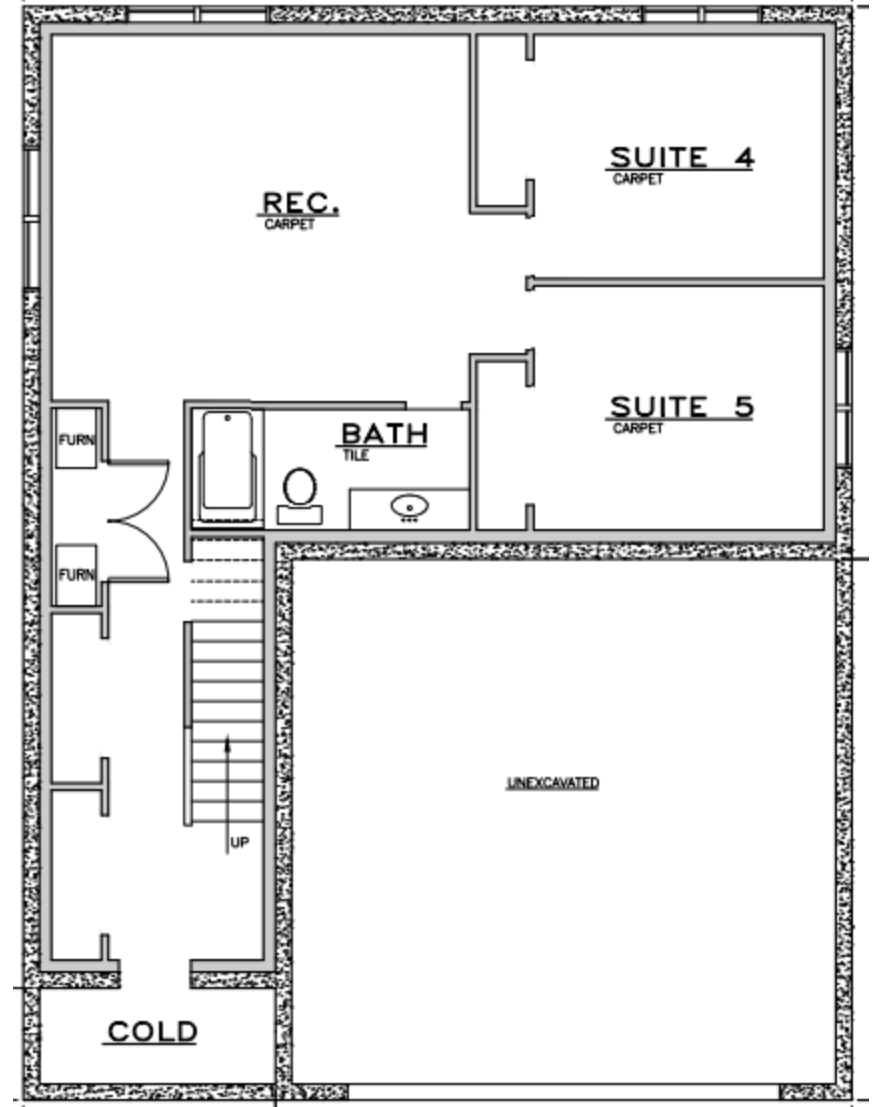


900 East Collective  
1935 S 900 E  
Salt Lake City, UT 84105





Upper-Level Floor Plan



Lower-Level Floor Plan



Design Concepts

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# Site Views

Looking North at Existing House to Remain



Looking South at Proposed New Build Site

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