

Glendale Townhomes  
Plan Development Justification  
*Updated May 28, 2021*

In accordance with the provisions of Salt Lake City Code of Ordinances, Chapter 21A.55, Langué Inc. proposes The Glendale Townhomes as a Planned Development including site improvements and 58 townhomes.

Langué Inc. is pursuing this development in accordance with city code requirements with one exception: Although 24 of the proposed single-family attached homes, or townhomes enfront a public street, 34 do not.

The key reason the project is unable to meet this requirement is that the 2.37 acre project area (463'-6" x 229'-0") has public streets (Navajo Street and Glendale Drive) on only two sides of its perimeter and no interior public streets. The developer has lined up as many units as possible facing Navajo and Glendale; however, if those were the only units permissible, the bulk of the site would be left vacant. It does not appear this condition would be consistent with the intent of zone CB, the zoning district in which the project is located.

This Planned Development application requests an alternative approach to implementing the provision on street frontage by providing internal circulation and emergency vehicle access drives, as well as community green space for pedestrian use and access between rows of units. This proposed project complies with all other requirements of zone CB and is designed to meet several of the objectives of the planned development process, as outlined below and shown in more detail in the complete planned development application:

*C.2. Housing:*

*The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.*

The residences meet all of these conditions. These single-family attached units are not commonly found in the existing neighborhood. They are similar, though generally a little smaller, in square footage to those in the surrounding area. The smaller yards and footprints of these townhomes mean that the new development will make community pathways, greenspaces, and amenities available to the larger community. These new and more efficiently designed dwelling units will also be highly energy-efficient, helping to keep overall housing costs under control.

*D.1. Mobility:*

*Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.*

Site design includes a mid-block walkway from Glendale (the city street along its long perimeter), entirely through the project to the amenity area near the rear property line, and

from there northwesterly to the public sidewalk at the Navajo Street entrance to the project. This walkway will be open to the public. It will connect to and expand the network of walking paths in the neighborhood.

*F.1. Master Plan Implementation:*

*A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features.*

This project is tailored directly to fulfil the intent of the Westside Master Plan. The project site and dwelling units are designed to respond to and comply with the following specific guidance found on pages 40 and 41 of the Salt Lake City Westside Master Plan. It is in this location that the Master Plan includes a narrative about the very intersection (Navajo Street and Glendale Drive) and parcel where this project is located.

Master plan guidance for this site includes the following statements:

The intersection of Glendale Drive and Navajo Street (generally called Glendale Plaza) is another example of a node that is missing a couple of elements but has potential. It is also an example of how lack of connectivity and visibility can impact the viability of a commercial center. It has the size and bank of developable space to be a thriving community node, but the access and visibility of a neighborhood node. It is most likely something in between the two, and **if it can utilize the underdeveloped land at the intersection for residential development**, and complement the existing land uses, then there is potential for a thriving neighborhood node around Glendale Plaza (emphasis added).

The grocery store and the charter school sit on either side of Navajo Street on the north side of Glendale Drive, occupying 4.5 acres. Inclusion of the Rite Aid building northwest of the school results in 6.5 acres of land. Three of those acres are dedicated to parking. This is developable space that presents an opportunity to meet many of the goals of the community and the Westside Master Plan. **The three direct goals are adding residential density, creating viable mixed use nodes and encouraging redevelopment within neighborhoods through compatible higher-density residential development** (emphasis in original).

. . . If anything, the history of Glendale Plaza should be a lesson in the importance of both a dense residential base to draw from. . .

. . . The Glendale Plaza node is most suited for mixed use development that has a strong residential component. . . Adding density, and designing it to be compatible is the **first step**. . . **The additional density may increase demand enough in the immediate area to attract additional businesses to the node or encourage local business development.**

This updated justification now includes the concluding words found in the portion of the Salt Lake City Westside Master Plan that deals with the corner where the Glendale Townhomes project is proposed. We have used bold italics to format the final comments about the intersection of Glendale Drive and Navajo Street because they summarize not only what plans the community has for this important node, but because they also share a market-based understanding of the steps that are needed first, in order to make a viable mixed-use neighborhood possible at this important intersection.

In addition, words from Master Plan's concluding comments about this node—included in the balance of this justification for the proposed development—are also rendered in bold italics.

This concluding sentence summarizes the preceding page of planning verities specific to Glendale Plaza. To paraphrase the final statement from the relevant part of the master plan quoted above, a dense residential base *may* draw commercial activity. It may also foster "***local business development***." That last sentence concludes, correctly, that dense residential development is the *sine qua non* for all the uses that may one day be "***attracted***" or "***encouraged***" to combine in a lively mixed-use node.

In addition to providing the density that is needed to "***encourage local business development***," the proposed development provides the setting along both Navajo and Glendale where "***local businesses***" may take root. Live-work spaces in each townhome on these streets are laid out to include small commercial studios, offices, light commercial shops, or other workspaces on the ground floor that may be accessed directly from the street without going through the residence.

So in addition to bringing more purchasers within walking distance of commercial activity planned for this important crossing, the townhomes to be developed here will also function as the armature where small "***businesses***" may be "***attracted***" and "***local business development***" will be "***encouraged***" and take hold: the multiple-use studio spaces in each townhome on the public streets embody the low-impact and inexpensive launching pad local businesses must have, if they are to develop and then thrive.

In summary, the Glendale Townhomes will lead both to the density and to the commercial infrastructure that that will spark and sustain the commercial success that now is fading. This project is thus extraordinarily consistent with the relevant portion of the applicable master plan, cited and reviewed extensively above, which calls for greater residential density as the foundation to "***attract***" and "***encourage commercial development***."

As noted above, the concluding words of the master plan for this node are these: the "***first step***" of the plan is "***additional density [to] increase demand enough in the immediate area to attract additional businesses to the node or encourage local business development***."