



Recognized Organization Input Notification

Proposed Planned Development

TO: Glendale Community Council Chair
FROM: Casey Stewart, Senior Planner
casey.stewart@slcgov.com 385-226-8959
DATE: June 11, 2021
RE: Petition to redevelop Tejada Market at 1179 S Navajo St into a multi-family project (Glendale Townhomes) Petition#: PLNPCM2021-00378

The Planning Division has received the below request and is notifying your organization to solicit comments on the proposal:

Request Type: Planned Development
Location: 1179 S Navajo St
Zone: CB (Community Business)

Request Description:

The proposal would redevelop the existing Tejada Market at 1170 S Navajo St into a multi-family project. *Fabian Tejada*, owner, represented by Axis Architects, requests approval to develop a new multi-family project wherein 6 of the 9 proposed buildings would not front a public street (SLC code 21A.36.010.B.1), which requires review through the Planned Development process and includes a public hearing in front of the City Planning Commission.



Request for Input

As part of this process, comments are solicited from Recognized Organizations. The purpose of the Recognized Organization review is to inform the community of the project and solicit comments/concerns they have with the project. The Recognized Organization may also take a vote to determine whether there is support for the project, but this is not required.

Per City Code 2.60.050 - The recognized community organization chair(s) have **forty five (45) days** to provide comments, from the date the notice was sent. A public hearing will not be held, nor will a final decision be made about the project within the forty five (45) day notice period. This notice period ends on the following day:

July 26, 2021

Comment Guidance

Public comments will be received up to the date of the Planning Commission public hearing. However, you should submit your organization’s comments within 45 days of receiving this notice in order for those comments to be included in the staff report.

As a Recognized Organization, we ask that you focus on any concerns/issues you have and any suggestions to address the issues.

Comment Submission Address

You may submit your written comments via e-mail to casey.stewart@slcgov.com. If you have questions, you may call me at (385)-226-8959.

Approval Criteria for Planned Developments

For your reference, the following are criteria that the Planning Commission will use to make its decision. The City's technical staff will review the project to ensure it complies with adopted policies and regulations. Input from your organization may be more general in nature but we recommend that you also consider the below approval criteria:

- A. **Planned Development Objectives:** The planned development shall meet the purpose statement for a planned development (section [21A.55.010](#) of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.
- B. **Master Plan Compatibility:** The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.
- C. **Design And Compatibility:** The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:
 - 1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;
 - 2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;
 - 3. Whether building setbacks along the perimeter of the development:
 - a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.
 - b. Provide sufficient space for private amenities.
 - c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.
 - d. Provide adequate sight lines to streets, driveways and sidewalks.
 - e. Provide sufficient space for maintenance.
 - 4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;
 - 5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;
 - 6. Whether dumpsters, loading docks and/or service areas are appropriately screened; and
 - 7. Whether parking areas are appropriately buffered from adjacent uses.
- D. **Landscaping:** The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:
 - 1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;
 - 2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;
 - 3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and
 - 4. Whether proposed landscaping is appropriate for the scale of the development.
- E. **Mobility:** The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:
 - 1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;
 - 2. Whether the site design considers safe circulation for a range of transportation options including:
 - a. Safe and accommodating pedestrian environment and pedestrian oriented design;

- b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and
- c. Minimizing conflicts between different transportation modes;
- 3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;
- 4. Whether the proposed design provides adequate emergency vehicle access; and
- 5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.
- F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.
- G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. (Ord. 8-18, 2018)