

ATTACHMENT C: Applicant's Narrative and Concept Plan

EXHIBIT A
SUBMITTAL REQUIREMENTS
PROJECT DESCRIPTION

1. PURPOSE FOR THE AMENDMENT IN QUESTION:

- Acreage: 4.93 acres
- Address: 2350 N. Rose Park Ln., Salt Lake City, Utah 84116 (the “**Property**”)
- Current Zoning: Agricultural 2 Acre Minimum (AG-2)
- Proposed Zoning: High Density Multi-Family Residential District (RMF-75)

2. A DESCRIPTION OF THE PROPOSED USE OF THE PROPERTY BEING REZONED: The Property is currently in Salt Lake City. The intention is to annex in adjoining land from unincorporated Salt Lake County (the “**Annexation Property**”)¹ and have a single, integrated multifamily project located on the combined land. The requested rezone will facilitate the development of this project, and will tie in infrastructure improvements intended for the area to facilitate development. The conceptual site plan, attached hereto as Exhibit B, contemplates, among other things for both the Property and Annexation Property:

- 11 buildings (5 stories – less than 75’ in height);
- 164 units per building (500 sq. ft. minimum);
- Total density of 1,804 units;
- Building coverage of 29%;
- Parking Provided: Podium (2 levels each building) (1,760 parking spaces), and Surface (775 parking spaces) (total of 2,535 parking spaces);
- Parking coverage of 30%; and
- Landscaping coverage of 41%.

3. REASONS WHY THE PRESENT ZONING MAY NOT BE APPROPRIATE FOR THE AREA:

- The Property is adjoined by the following zoning districts:
 - North: N/A Unincorporated [Annexation Property (High Density Multi-Family Residential District (RMF-75)) upon completion of annexation and rezone]
 - East: Open Space (OS)
 - South: Single Family Residential (R-1-7000) separated by I-215 and Frontage Rd.
 - West: Business Park (BP) separated by I-215
- The Property is located within an agricultural area of the Rose Park Small Area Plan (adopted 2001), and other details therein are very limited. The Property is generally located within the Northwest Jordan River/Airport Master Plan (adopted 1992) but the exact location of the Property is not discussed within such Master Plan. The Northwest Jordan River/Airport Master Plan highlights the importance of eliminating use conflicts between adjacent properties. Multi-family residential housing does not conflict with the surrounding uses detailed above. Further, we intend to preserve open space and existing

¹ The Annexation Property adjoins the Property to the north (2441 N. Rose Park Ln., Salt Lake City, Utah 84116). The Annexation Property is approximately 17.21 acres. Applicant is simultaneously seeking to annex the Annexation Property into Salt Lake City with requested zoning of RMF-75.

trees on the Property and the Annexation Property in accordance with the Salt Lake City Urban Forestry.

- A rezone of the Property would support business park uses in the area, if they develop in accordance with current zoning. The existing Salt Lake City Regional Athletic Complex (RAC) to the east provides an adjacent, complimentary use. Multi-family residential housing will involve efficient use of the Property and Annexation Property and coordinate well with existing and planned public infrastructure.
- A rezone of the Property and the Annexation Property will support nearby developments, including, without limitation, the RAC, and will provide infrastructure improvements for the area to facilitate development. We have been in contact with the Utah Department of Transportation, Salt Lake City Public Utilities, and others with respect to constructing and/or contributing to: (i) Sports Park Boulevard, (ii) the upgrade of the intersection of Sports Park Boulevard and Redwood Road, (iii) new water and sewer lines through Sports Park Boulevard, and (iv) a Salt Lake City drain bridge on or near the Property. The installation of Sports Park Boulevard and the upgrade of the aforementioned intersection will reduce traffic congestion on Rose Park Lane after RAC sporting events. The construction of new water and sewer lines and the drain bridge will facilitate development in the area generally.

4. PARCEL NUMBERS TO BE CHANGED:

- Property: Parcel Id. No. 08153010030000; AG-2 to RMF-75
- Annexation Property: Parcel Id. No. 08151000240000; Unincorporated to RMF-75

EXHIBIT B
SITE PLAN

[See Attached]

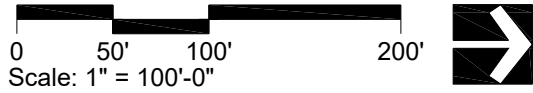


Site Data:		Total
Site Area (SF & Acres)	966,462	22.19
Density Allow (85 DU/Acre)		1,886
Density Provided		1,804
Buildings (5 stories - less than 75')		11
Units Per Building (500 SF Min.)		164
Building Coverage	29%	277,812
Parking Required		
25% 2 Bedroom (2 spaces)		902
75% 1 Bedroom (1 space)		1,353
Total		2,255
Parking Provided		
Podium (2 levels each bldg)		1,760
Surface		775
Total		2,535
Parking Area	30%	287,814
Landscape Area	41%	393,717

HUNTER STABLES APARTMENTS

SALT LAKE CITY, UTAH

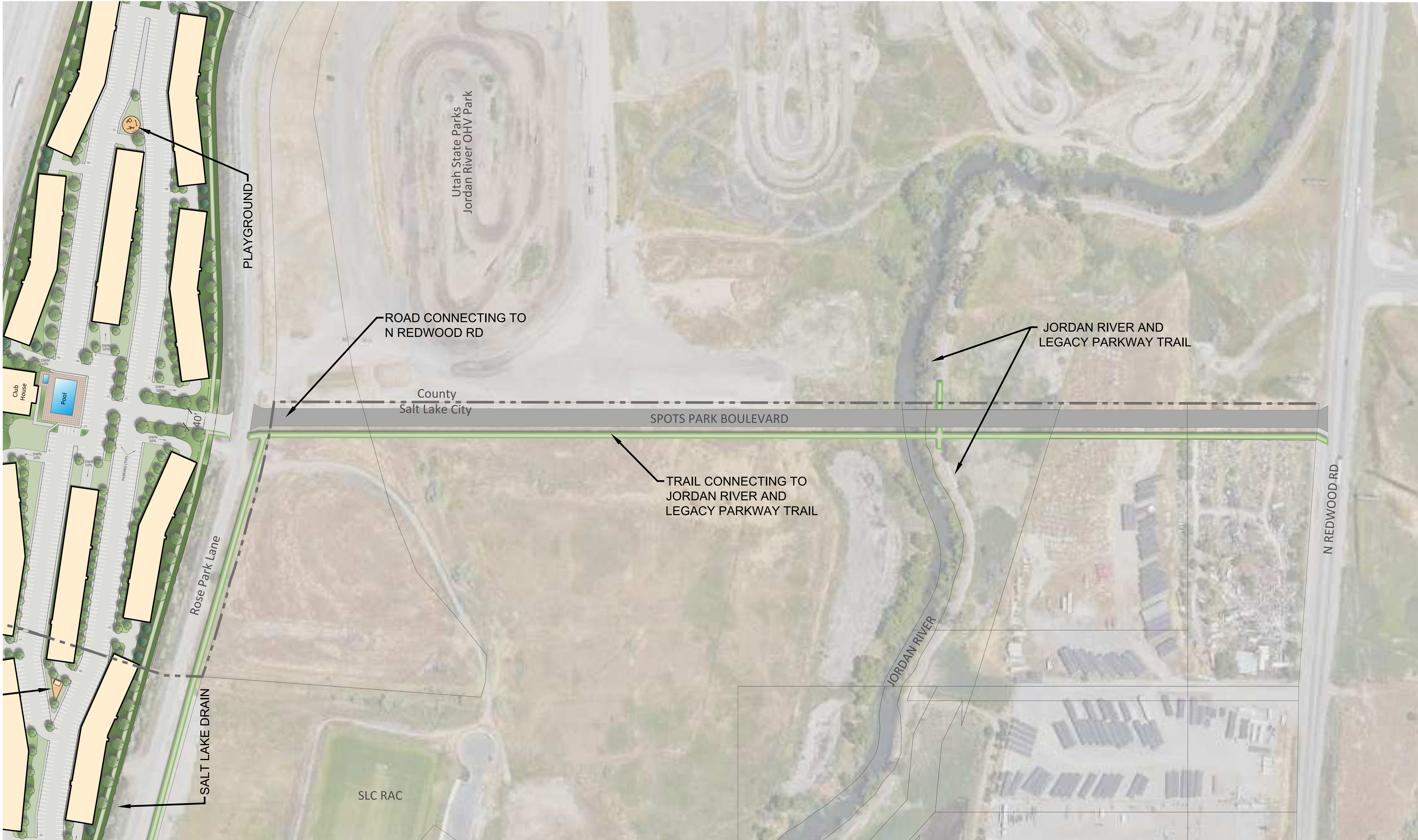
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CONCEPTUAL SITE PLAN

12 MAY 2021





HUNTER STABLES APARTMENTS
SALT LAKE CITY, UTAH

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CONCEPTUAL SITE PLAN
13 APRIL 2120





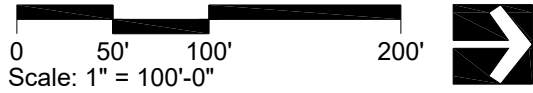
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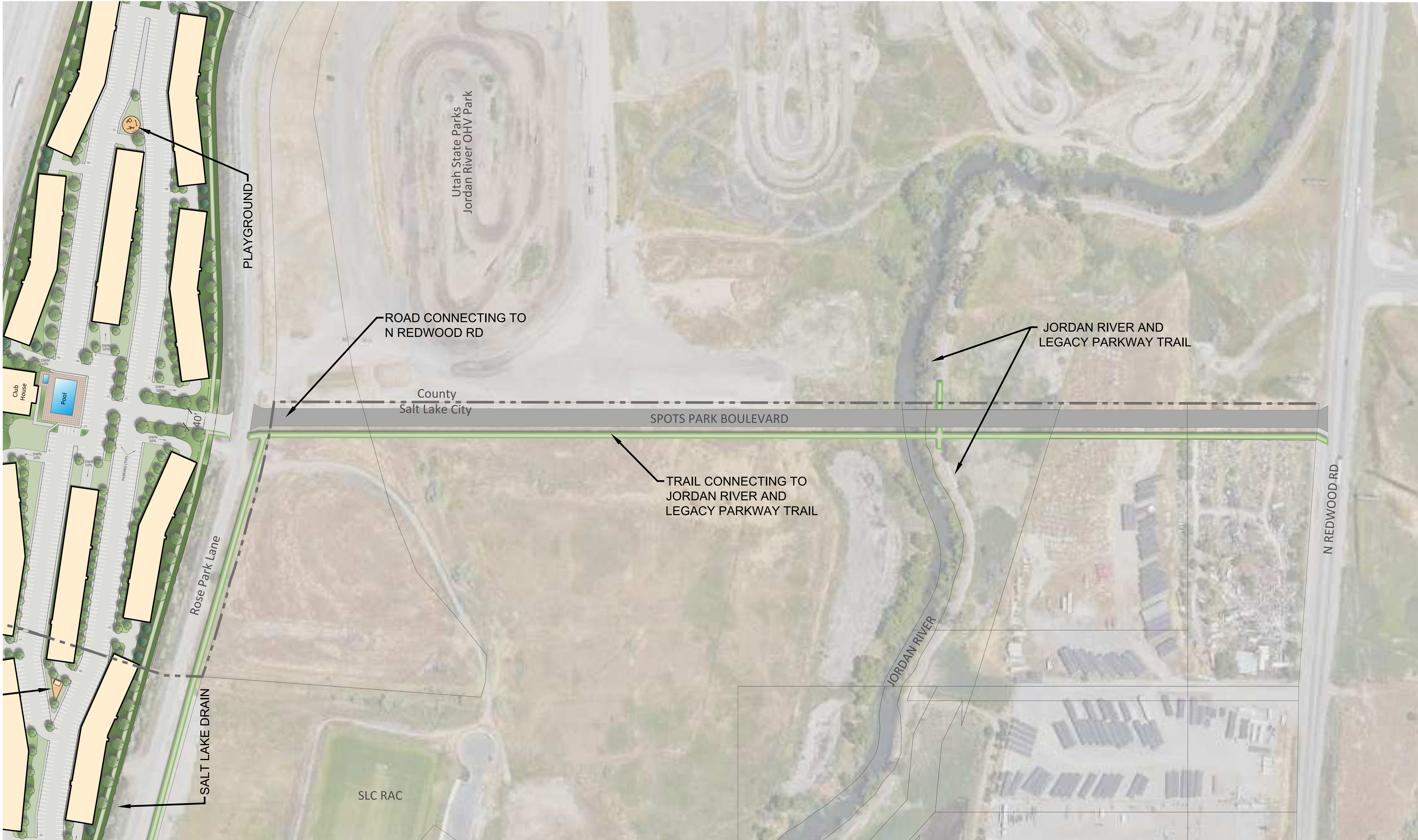
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0 50' 100' 200'
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CRSA