

Item D-2

SALT LAKE CITY COUNCIL STAFF REPORT

DATE: January 4, 2002

SUBJECT: Petition No. 400-01-50- Nathan Anderson, Willow Heights, LLC
request to rezone property located at 657 South 800 East from Special
Residential SR-3 to Residential Multi-Family RMF-35

STAFF REPORT BY: Janice Jardine, Land Use and Policy Analyst

Document Type	Budget-Related Facts	Policy-Related Facts	Miscellaneous Facts
Ordinance	The proposal has no budget impact.	The proposal is presented to revise an existing ordinance.	The Administration has clearly stated the positive aspects of the proposal.

OPTIONS AND MOTIONS:

1. ["I move that the Council"] Adopt an ordinance rezoning property at 657 South 800 East from Special Residential SR-3 to Residential Multi-Family-RMF-35.
2. ["I move that the Council"] Not adopt an ordinance rezoning property at 657 South 800 East from Special Residential SR-3 to Residential Multi-Family-RMF-35.

KEY ELEMENTS

- A. The Administration’s transmittal provides a detailed background relating to the proposed rezoning and findings of fact that support the criteria established in the City’s Zoning Ordinance, Sec. 21A.50.050 - Standards for General Zoning Amendments. Please refer to the Administration’s transmittal for details. Key points are summarized below:
 1. The proposed rezoning would facilitate development of parking for a proposed 4-unit apartment building.
 2. The front or western portion of the property is zoned RMF-35. The rear or eastern portion of the property is zoned SR-3 and cannot be used to provide parking for a use in a different zoning classification. Please refer to the attached map for clarification.
 3. Surrounding land uses include a mix of single-family, duplexes and apartment buildings.
 4. Final site development, transportation and utility service requirements and landscaping plans will be evaluated through the development review and building permit processes.
- B. The purpose of the RMF-35 zone is to provide an environment suitable for a variety of moderate density housing types including multi-family dwellings.

- C. The purpose of the SR-3 zone is to provide lot, bulk and use regulations in scale with the character of development located within the interior portion of City blocks. Off-site parking facilities in this district to supply required parking for new development may be approved as part of the conditional use process.
- D. The Planning Commission voted to recommend that the City Council approve the proposed rezoning subject to the following conditions:
 - 1. Provide low height, motion sensitive, directional parking lot lighting acceptable to the Police Department.
 - 2. Install a sight proof fence around the parking lot area.
 - 3. Enhance the landscape portion of the area subject to Planning Director approval.
- E. Issues discussed at the Planning Commission hearing included:
 - 1. Required parking, building scale and design, exterior lighting and landscaping.
 - 2. Neighborhood impacts and compatibility relating to noise, lighting, traffic, density and building scale.
 - 3. Rental versus owner occupied property maintenance.
- F. The East Central Community Council Executive Board Members voted to recommend approval of the proposed rezoning.

MASTER PLAN AND POLICY CONSIDERATIONS:

- A. The 1974 Central Community Development Plan Future Land Use Map identifies this area for low-medium density residential uses. The Master Plan includes the following statements:
 - 1. Principles:
 - a. The need to revitalize and stabilize inner-city neighborhoods.
 - b. Greater recognition of mixed-use areas and their relative permanence.
 - c. Neighborhood revitalization as a remedy for obsolescence and decline.
 - 2. Policies and Proposals:
 - a. Population: Central Community program to reverse trend of families leaving for suburbs.
 - b. Urban Design: ...improve the architectural character of neighborhoods.
 - 3. Land Use: Designates the properties and surrounding areas as low-medium density (11.5 units per acre) and medium density (below 20 units per acre).
 - 4. Citizens' Policies and Recommendations:
 - a. Provide an effective means of notifying residents of proposed zoning changes and city activities within their community.
 - b. Organize the City into four block areas each with a citizen representative who will work with City staff in monitoring and reviewing new construction and changes in use of properties within their respective areas.
 - c. Give more consideration to those factors, including residential densities, which give the community a ghetto appearance.
 - d. Establish and enforce architectural controls to preserve the scale and mood of the neighborhoods.
- B. The Council supports using its zoning power to maintain the residential population base within the City, and to encourage population expansion.

- C. The City's recently adopted Community Housing Plan contains policies and implementation strategies that address:
1. Creating a wide variety of housing types across the City.
 2. Encouraging innovation in housing design compatible with neighborhoods that are creative, aesthetically pleasing and provide attractive public spaces.
 3. Creating affordable and transitional housing.
 4. Supporting home ownership for a variety of income levels.
 5. Including public and neighborhood participation and interaction in the design process.
- D. During the Council's recent discussions relating to growth, annexations and housing policy, Council Members have expressed support for developments that promote livable community concepts such as:
1. pedestrian and bicycle friendly environments
 2. compact, transit and pedestrian oriented developments
 3. neighborhood anchor areas or commercial and/or business uses that are necessary to the function of residential neighborhoods or are compatible with residential activity
 4. local services that are conveniently available or can be provided and are accessible on foot
- E. The Council's adopted growth policy states: It is the policy of the Salt Lake City Council that growth in Salt Lake City will be deemed the most desirable if it meets the following criteria:
1. is aesthetically pleasing;
 2. contributes to a livable community environment;
 3. yields no negative net fiscal impact unless an overriding public purpose is served; and
 4. forestalls negative impacts associated with inactivity.
- F. The City's Strategic Plan and the Futures Commission Report express concepts such as maintaining a prominent sustainable city, ensuring the City is designed to the highest aesthetic standards and is pedestrian friendly, convenient, and inviting, but not at the expense of minimizing environmental stewardship or neighborhood vitality. The Plans emphasize placing a high priority on maintaining and developing new affordable residential housing in attractive, friendly, safe environments.
- G. The City's 1990 Urban Design Element includes statements that emphasize preserving the City's image, neighborhood character and maintaining livability while being sensitive to social and economic realities. Applicable policy concepts include:
1. Allow individual districts to develop in response to their unique characteristics within the overall urban design scheme for the city.
 2. Ensure that land uses make a positive contribution to neighborhood improvement and stability.
 3. Ensure that building restoration and new construction enhance district character.
 4. Require private development efforts to be compatible with urban design policies of the city regardless of whether city financial assistance is provided.
 5. Treat building height, scale and character as significant features of a district's image.
 6. Ensure that features of building design such as color, detail, materials and scale are responsive to district character, neighboring buildings, and the pedestrian.

CHRONOLOGY:

The Administration's transmittal provides a chronology of events relating to the proposed rezoning. Key meeting dates are listed below. Please refer to the Administration's chronology for full details.

- June 20, 2001 East Central Community Council meeting
- September 6, 2001 Planning Commission Hearing

cc: Rocky Fluhart, Jay Magure, Roger Cutler, Lynn Pace, David Dobbins, Stephen Goldsmith, Brent Wilde, Doug Wheelwright, Ray McCandless, Sylvia Jones, Scott Barraclough

File Location: Community and Economic Development Dept., Planning Division, Rezoning – Nathan Anderson 657 South 800 East