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## **SALT LAKE CITY COUNCIL STAFF REPORT**

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**DATE:** October 15, 2001

**SUBJECT:** Petition No. 400-01-28 – Jewish Community Center request to rezone property at 668 South 1300 East (formerly Douglas Elementary School) from Public Lands PL to Institution I.

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

<b>Document Type</b>	<b>Budget-Related Facts</b>	<b>Policy-Related Facts</b>	<b>Miscellaneous Facts</b>
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.

### **Key Elements**

- A. The proposed rezoning would facilitate:
  - 1. Sale of the property from the Salt Lake City School District to the Jewish Community Center.
  - 2. Redevelopment and reuse of the site for a private school and community center including a gymnasium, swimming pool, library and cafeteria.
- B. The purpose of the Public Lands PL zone is to specifically delineated areas of public use and to control the potential redevelopment of public uses, lands and facilities.
- C. The purpose of the Institutional I zone is to regulate the development of larger public and semipublic uses in a manner harmonious with surrounding uses. The uses regulated by this District are generally those having multiple buildings on a campus-like site.
- D. Private schools are not permitted in the Public Land zone. Community and recreation centers are permitted in both the Public Lands and Institutional zones.
- E. The Public Land zone does not have an open space requirement. The Institutional zone requires a minimum 40 percent of the lot area as open space.

### **OPTIONS AND MOTIONS:**

- 1. ["I move that the Council"] Adopt an ordinance rezoning property located at 668 South 1300 East from Public Lands to Institutional.
- 2. ["I move that the Council"] Not adopt an ordinance rezoning property located at 668 South 1300 East from Public Lands to Institutional.

## **MASTER PLAN AND POLICY CONSIDERATIONS:**

The Administration's transmittal notes that the 1974 Central Community Master Plan and the 1996 West Capitol Hill Neighborhood Plan identify this area for low-low density land uses. Related policies in the plan include:

- A. Ensure new construction is compatible with the historic district within which it is located.
- B. New development should include compatible design and character to strengthen and preserve historic development patterns.

Implement

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:

- a. Allow individual districts to develop in response to their unique characteristics within the overall urban design scheme for the city.
- b. Ensure that land uses make a positive contribution to neighborhood improvement and stability and building restoration and new construction enhance district character.
- c. Require private development efforts to be compatible with urban design policies of the city regardless of whether city financial assistance is provided.
- d. Treat building height, scale and character as significant features of a district's image.
- e. Ensure that features of building design such as color, detail, materials and scale are responsive to district character, neighboring buildings, and the pedestrian.

The City's Strategic Plan and the Futures Commission Report contain statements that support creating attractive conditions for business expansion including retention and attraction of large and small businesses, but not at the expense of minimizing environmental stewardship or neighborhood vitality. The documents 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.

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:

- a. Is aesthetically pleasing;
- b. Contributes to a livable community environment;
- c. Yields no negative net fiscal impact unless an overriding public purpose is served; and
- d. Forestalls negative impacts associated with inactivity.

## **BACKGROUND:**

Petition No. 400-00-19 initiated by the Planning Commission is a request to amend the Zoning Ordinance Sign Chapter (Sec. 21A.46) relating to signage in the Gateway Mixed Use Zone and "all other appropriate zoning districts". The proposed regulations would apply specifically to the Gateway Mixed Use Zone. The Administration's transmittal provides a detailed discussion of the proposed sign text amendment. Major points are summarized below. Please refer to the Planning staff report for details.

- A. The proposed Zoning Ordinance text change is being advanced prior to addressing other zoning districts as initially requested by the Planning Commission due to:
  - 1. The difference in the needs for each zoning district.
  - 2. The specific need to address the Gateway Mixed Use Zone on a more immediate basis
  - 3. The rationale that the Gateway Mixed Use Zone is similar to the Downtown D-1 and D-4 zones where projecting signage (blade signs) has already been permitted.

- B. The objective is to enable property owners to use signage to create an inviting atmosphere for the Gateway and Downtown areas.
- C. The existing sign regulations were adopted in the early 1970's. Modifications have been made since that time including major revisions in 1993 regulating billboards and during the 1995 Zoning Rewrite project.
- D. Since the 1970's, complaints have been made that the existing sign regulations are too restrictive and that downtown is now too sterile.

The Planning staff report provides 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 Planning staff report for specific findings of fact and discussion of compliance with individual standards. The Planning Commission voted to recommend that the City Council approve the proposed rezoning subject to redevelopment of the site consistent with the Jewish Community Center's proposed site plan.

## **CHRONOLOGY:**

Please refer to the Administration's transmittal for a complete chronology of events relating to the proposed master plan amendment and rezoning request.

- April 19, 2001 Douglas Neighborhood Association meeting
- May 17, 2001 East Central Community Council meeting
- July 12, 2001 Planning Commission Hearing

cc: Rocky Fluhart, Jay Magure, Roger Cutler, Lynn Pace, David Dobbins, Stephen Goldsmith, Brent Wilde, Cheri Coffey, Joel Paterson, Sylvia Jones, Scott Barraclough

File Location: Community and Economic Development Dept., Planning Division, Rezoning