

ITEM A-4 AND D-4

MEMORANDUM

DATE: November 27, 2002

TO: Council Members

SUBJECT: Proposed Transit Corridor zoning and rezoning properties along 400 South

FROM: Janice Jardine, Land Use and Policy Analyst

At the November 5, 2002 Work Session, Council Members expressed their intent to schedule hearings for the Transit Corridor zoning text changes and rezoning along 400 South. Staff has identified a list of items that have been discussed throughout this process. Council Members may wish to choose one or a combination of items.

OPTIONS AND MOTIONS:

1. ["I move that the Council"] Close the public hearing.
2. ["I move that the Council"] Continue the public hearing to a future date.
3. ["I move that the Council"] Adopt an ordinance:
 - Amending the text of the city Zoning Code to create transit oriented zoning districts and other related changes, and
 - Rezoning property along 400 South from Commercial Corridor CC to Transit Corridor TC-50 and TC-75.
 - *This option would include rezoning properties along 400 South and the zoning text changes originally proposed by the Administration and the Planning Commission.*
4. ["I move that the Council"] Adopt an ordinance:
 - Amending the text of the city Zoning Code to create transit oriented zoning districts and other related changes, and
 - Rezoning property along 400 South from Commercial Corridor CC to Transit Corridor TC-50 and TC-75 with changes that include:
 - A. Recommendations from the Council's consultants:
 - requiring building height to step back from existing residential areas
 - allowing a height bonus incentive up to 100 feet near the transit station platforms or on street corners
 - removing properties fronting on 400 South between 500 and 600 East from the existing Historic District
 - B. Previous recommendations from the Administration such as:
 - adding definitions
 - adjusting the permitted and conditional uses such as department stores
 - allowing additional height through the conditional use process,
 - removing some of the area to be rezoned
 - C. Previous recommendations from the East Central, Central City and Sugar House Community Councils such as:
 - adjust the height requirement in both TC-50 and TC-75 by requiring any building height over 30 feet to be processed as a conditional use (to ensure design review)

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- address height issues relating to solar access and air circulation (also identified by the Historic Landmark Commission) in the TC- 50 and TC-75 zones on the north side of 400 South
 - maintain existing parking requirements and do not allow a reduction in parking
 - adjust permitted and conditional uses
 - include auto-related uses as conditional uses such as gas stations to ensure consideration of potential impacts on surrounding neighborhoods
 - remove specific uses such as:
 - drive-through businesses
 - bus terminals
 - ambulance facilities
 - park and ride lots
 - establish density limitations
 - establish a minimum lot area requirement for planned developments
 - establish design criteria for the rear and sides of buildings to address Crime Prevention Through Environmental Design (CPTED) criteria and architectural features and compatibility.
 - require a public process element as part of the Zoning Administrator approval procedure for building expansion requests
 - add design criteria for underground garage entrances/exits to assure maximum motorists/pedestrians visibility
 - remove some of the area to be rezoned – north side of 400 South east of 700 East
 - create compatibility or design review
5. [“I move that the Council”] Not adopt an ordinance:
- Amending the text of the city Zoning Code to create transit oriented zoning districts and other related changes, and
 - Rezoning property along 400 South from Commercial Corridor CC to Transit Corridor TC-50 and TC-75.
6. I further move that the Council request that the Administration reevaluate current billboard regulations and provide options to encourage the removal of billboards along the 400 South corridor.
7. I further move that the Council request that the Administration revise other City standards, regulations and master plans to address issues that have been raised as part of this process. These could include traffic circulation and pedestrian/traffic conflicts and public way issues such as adequate pedestrian right of way to accommodate access, ease of movement, mobility and ADA accessibility, revising transportation and engineering public way standards and updating the Urban Design element and the Transportation Master Plan.

File Location: Community and Economic Development Dept., Planning Division, Zoning Ordinance Text Change and Rezoning – Transit Corridors