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## SALT LAKE CITY COUNCIL STAFF REPORT

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**DATE:** August 6, 2004

**SUBJECT:** Petition 400-04-01 – Diamond Parking Services - request to rezone property at 50 South Redwood Road from Business Park BP to Commercial Corridor CC

**AFFECTED COUNCIL DISTRICTS:** If the ordinance is adopted the rezoning will affect Council Districts 1 & 2

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

**ADMINISTRATIVE DEPT. AND CONTACT PERSON:** Community Development Department, Planning Division  
Marilynn Lewis, Principal Planner

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### POTENTIAL MOTIONS:

1. [**“I move that the Council”**] Adopt an ordinance rezoning property at 50 South Redwood Road from Business Park BP to Commercial Corridor CC subject to the conditions specified in the ordinance.
  2. [**“I move that the Council”**] Not adopt an ordinance rezoning property at 50 South Redwood Road from Business Park BP to Commercial Corridor CC subject to the conditions specified in the ordinance.
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The following information was provided previously for the Council Work Session on July 8, 2004. It is provided again for your reference.

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### KEY ELEMENTS:

- A. An ordinance has been prepared for Council consideration to rezone property at 50 South Redwood Road from Business Park BP to Commercial Corridor CC subject to the following conditions. The City Recorder is instructed not to record the ordinance until the conditions have been met and certified by the Planning Director.
  - Preparation of a final plat to complete the vacation of the applicable portion of the Holmes Henderson Subdivision.
  - Reconfiguration of interior lot lines.
- B. The Administration’s transmittal notes the petitioner intends to develop the property in a manner consistent with the Commercial Corridor zoning along Redwood Road. The zoning district is a major land use category in this area. The petitioner has not submitted a proposed development plan at this time. For the time being, the existing parking service, offices and storage uses will remain. Surrounding land uses include business park and commercial and light industrial types of businesses. (Please see attached map for reference.)

- C. The Commercial Districts section of the Zoning Ordinance notes that commercial districts are intended to provide controlled and compatible settings for office and business/commerce developments, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and the tax base, to ensure high quality of design, and the help implement officially adopted master plans. (Sec.21A.26.010.A - Statement of Intent)
- The purpose of the Commercial Corridor zoning district is to provide an environment for efficient and attractive automobile oriented commercial development along arterial and major collector streets.
- D. The Special Purpose Districts section of the Zoning Ordinance notes that certain geographic areas of the City contain land uses or platting patterns that do not fit traditional zoning classifications or uniform bulk regulations...The special purpose districts are intended to maintain the integrity of these areas, allow for greater flexibility in site design, and achieve the specialized goals for these areas. (Sec. 21A.32.010.A – Statement of Intent)
- The purpose of the Business Park zoning district is to provide a nuisance free, attractive environment for modern offices, light assembly and warehouse development.
- D. The property is located within the Airport Influence Zone “C” overlay zoning classification. Properties within this overlay area experience exposure to moderate levels of aircraft noise. The overlay zone has specific height restrictions and noise mitigation requirements for buildings constructed within this overlay zone.
- E. The City’s Airport, Fire, Police, Public Utilities, Management Services Departments and Transportation and Permits Divisions have reviewed the request. Future development proposals will be required to comply with City standards and demonstrate that there are adequate services to meet the needs of the project.
- The Transportation Division noted that the site is serviced from only one transportation access corridor at the northeast corner of the lot from Redwood Road. The pedestrian access from the public way to the office building should be defined separately from the vehicular corridor.
  - The Permits Division noted the need for a subdivision process to eliminate potential split-zoning of the petitioner’s properties.
  - The Planning staff report indicates Management Services (environmental staff) noted that the site has a history of soil and groundwater contamination and is presently being remediated through the State Department of Environmental Quality Voluntary Cleanup Program. Key points include:
    - a. The clean-up is progressing as planned.
    - b. Clean-up levels were calculated for industrial/commercial uses only; the site does not meet clean-up standards for residential use.
    - c. Long-term institutional controls and monitoring will ensure that the site meets the clean-up goals.
    - d. There should be no long-term contamination issues that will pose any risk to the public.
    - e. Any other limitations or decisions on the actual use of the property will be deferred until the clean-up is complete and a long-term plan is finalized with the State.
- F. The public process included a presentation to the Poplar Grove and Jordan Meadows Community Councils and written notification of the Planning Commission hearing to surrounding property owners. The Administration’s transmittal notes:
- The Jordan Meadows Community Council expressed general support for the proposed rezoning.
  - The Poplar Grove Community Council received a presentation from the petitioner but did not provide any comments regarding the proposed rezoning. (Please see the Administration’s transmittal for details relating to the Community Council actions. Pg. 2 – Public Process)
- G. On March 24, 2004, the Planning Commission voted to recommend that the City Council rezone the property subject to completing the conditions previously noted prior to the petition being transmitted to the City Council.
- Items discussed by the Planning Commission included:

- a. Comments from the City's Permits and Transportation Divisions regarding:
  - The need to vacate the existing subdivision and redefine new property lines to eliminate potential split-zoning of the petitioner's properties.
  - The timing for separating pedestrian and vehicular access from the public way to the office building.
- b. Environmental issues and the voluntary environmental remediation of the property for industrial/commercial uses.
- c. The location of future TRAX light-rail stations along North Temple in relation to the property.
- o No comments were received from the public.

## **MATTERS AT ISSUE /POTENTIAL QUESTIONS FOR THE ADMINISTRATION:**

- A. The Council may wish to discuss with the Administration how the proposed rezoning and potential future commercial use of this property fits within the Administration's overall economic development plan for the west side of the City.
- B. The Council may wish to discuss with Administration if the final subdivision plat conditions have been met as required by the Planning Commission. The Planning staff report and Planning Commission motion specified that the petitioner complete the final plat conditions prior to the rezoning petition being transmitted to the City Council.

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

- A. The 1992 Northwest Community Master Plan Future Land Use Map identifies this area for Business/Commercial uses. The Master Plan notes:
  - 1. The potential for redevelopment of the industrial area between Interstate -215 and Redwood Road south of North Temple.
  - 2. Replacement land uses should be similar to commercial uses that have recently developed in this area, particularly uses that support the numerous motel developments.
  - 3. The private sector should assemble land and redevelop properties, but the city could provide such economic development incentives as industrial revenue bonds.
  - 4. Possible use of land assembly through the City Redevelopment Agency should be considered in redeveloping this area.
  - 5. The development of the State office complex and the proximity to the Northwest and West Salt Lake Communities requires that the area redevelop with land uses that are compatible with the surrounding residential uses.
- B. The Planning staff report notes that rezoning a portion of the petitioner's the property for Commercial Corridor use is:
  - 1. Consistent with the intent of the master plan.
  - 2. Consistent with the character of existing zoning in the area.
  - 3. Would not adversely impact adjoining properties.
  - 4. Will increase the opportunity for commercial development to serve the community.
- C. 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 and creating attractive conditions for business expansion including retention and attraction of large and small businesses.

- D. The Council's growth policy notes 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.
- E. 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.

## **CHRONOLOGY:**

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

- January 7, 2004            Poplar Grove Community Council meeting
- March 24, 2004        Planning Commission hearing

cc: Sam Guevara, Rocky Fluhart, DJ Baxter, Alison McFarlane, Edward Butterfield, Ed Rutan, Lynn Pace, Lee Martinez, David Dobbins, Louis Zunguze, Brent Wilde, Doug Wheelwright, Marilyn Lewis, Jan Aramaki, Marge Harvey, Sylvia Jones, Lehua Weaver, Barry Esham

File Location: Community Development Dept., Planning Division, Rezoning, Diamond Parking Services, 50 South Redwood Road