
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: December 30, 2003

SUBJECT: Petition No. 400-03-16 – Request by PSC Development, representing Utah Housing Corporation, to rezone property located at approximately 400 North 1974 West, from Public Lands (PL) to Single-Family Residential R-1-5000

AFFECTED COUNCIL DISTRICTS: If the ordinance is adopted, the rezoning will affect Council District 1.

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

ADMINISTRATIVE DEPT. AND CONTACT PERSON: Community and Economic Development – Planning Division
Jackie O. Gasparik, Principal Planner

WORK SESSION SUMMARY/NEW INFORMATION:

1. The Council discussed the following items with the Administration during the November 18th Work Session:
 - A. When the developer first approached the planning staff regarding this project, the developer requested reduced street widths; however, the developer was told that reduced street widths would not be recommended to the Planning Commission. The proposed streets are 26 feet in width, as required by the Fire Department.
 - B. Short cul-de-sacs can be included in this development.
 - C. The Community Council expressed concerns regarding narrow through-streets, and a desire for low density single family residential zoning.
 - D. If the developer were to rezone using the R-1/7000 residential zoning classification, three or four lots would be lost.
 - E. The residential R-1/5000 zoning classification does not allow attached townhouse or twin home/duplex-type structures. These types of residential structures require a higher density zoning classification such as Residential RMF 30-35 or R-2 zoning which allows limited duplexes.
 - F. To accommodate this development, the master plan Future Land Use Map needs to be amended to low density residential instead of public land.
 - G. A tour can be organized for Council Members who are interested in looking at the proposed development area.
 - H. The proposed ordinance rezones the property from Public Lands (PL) to Single Family Residential (R-1-5000). It also amends the Northwest Community Master Plan and the Zoning Map.

POTENTIAL MOTIONS:

1. ["I move that the Council"] Adopt the proposed ordinance rezoning property located at 400 North 1974 West from Public Lands (PL) to Single Family Residential (R-1-5000).
2. ["I move that the Council"] Not adopt the proposed ordinance rezoning property located at 400 North 1974 West from Public Lands (PL) to Single Family Residential (R-1-5000).

The following information was provided previously. It is provided again for your reference.

KEY ELEMENTS:

1. The applicant is requesting that 2.95 acres of land be rezoned at approximately 400 North 1974 West from Public Lands (PL) to single-family residential R-1-5000. This action would facilitate development of a single-family residential subdivision. In addition, the proposed rezoning will require an amendment of the Northwest Community Master Plan Future Land Use Map from parks/open space and public/semi-public to low-density residential land uses. Surrounding land uses include low-density residential development, the Interstate-215 freeway and the Meadow Lark Elementary School.
2. The Planning staff has indicated:
 - A. A portion of the property was previously owned by the Salt Lake School District.
 - B. When the property was first purchased by the school district, the City required major street improvements on 400 North.
 - C. The school district agreed to sell the property in the future at a reduced price in lieu of making the street improvements.
 - D. The school district determined it no longer needed the property and sold it to the Utah Housing Corporation.
 - E. Utah Housing Corporation has now consolidated the property with other parcels in order to develop a single-family residential subdivision.

The public process included a presentation to the Jordan Meadows Community Council and written notification of the Planning Commission hearing to surrounding property owners. The Community Council recommended approval of the proposal and indicated a preference for single-family homes rather than duplexes or apartments, and a preference for larger lot sizes. (The R-1/5,000 zoning classification requires a minimum lot size of 5,000 sq. ft. The lot size is consistent with existing residential development in the area.)

3. On July 9, 2003, the Planning Commission voted to recommend that the City Council approve the Master Plan and Zoning Map amendments, change the existing Public Lands "PL" zone to a residential R-1/5000 zone, and facilitate the future development of a residential subdivision with the following conditions:
 - A. The development of the future residential subdivision's streets will be designed to City Standards.
 - B. Include a note on the final subdivision plat indicating the lowest building elevation line as recommended by Public Utilities.
 - C. All required easements and streets are dedicated to Salt Lake City.
 - D. The final subdivision plat and all development on the subject property must be in conformance with the geotechnical report and must comply with the recommendations and development approval requirements of City Departments.
 - E. The following items were discussed during the Planning Commission's public hearing:
 - i. The potential need for additional noise mitigation requirements as part of the subdivision approval
 - ii. Conceptual plans showing the evolution of the proposed subdivision.
 - iii. The possibility of acquiring the adjoining parcel and moving the east property line.

MATTERS AT ISSUE /POTENTIAL QUESTIONS FOR ADMINISTRATION:

1. The Council may wish to ask the Administration to discuss the rationale for requiring specific conditions for the rezone as opposed to making the conditions a requirement of the preliminary subdivision. (The rezone conditions may reduce flexibility for a future property owner if the property is sold.)

MASTER PLAN AND POLICY CONSIDERATIONS:

1. As previously noted, the Northwest Community Master Plan's future Land Use Map currently identifies this property for parks/open space and public/semi-public land uses. The Planning staff report notes that amending the master plan and rezoning the property for residential development would be in keeping with the surrounding land uses and would be consistent with the overall character of the area. The Plan notes that construction of new housing should be emphasized but, preservation of the existing housing stock is also of paramount importance. The Plan emphasizes preservation of the urban form and character of the Northwest Community and improving the living and working environment in the Community.
2. The Council has adopted housing and transportation policy statements that support creating a wide variety of housing types citywide and changing the focus of transportation decisions from moving cars to moving people. The Council's policy statements have been included in the City's Community Housing Plan and Transportation Master Plan.
3. Housing policy statements address a variety of issues including quality design, public and neighborhood participation and interaction, transit-oriented development, encouraging mixed-use developments, housing preservation, rehabilitation and replacement, zoning policies and programs that preserve housing opportunities as well as business opportunities.
4. Transportation policy statements include support of alternative forms of transportation, considering impacts on neighborhoods on at least an equal basis with impacts on transportation systems and giving all neighborhoods equal consideration in transportation decisions.
5. The Council's growth policy notes that growth in Salt Lake City will be deemed the most desirable if it meets the following criteria:
 - i. Is aesthetically pleasing;
 - ii. Contributes to a livable community environment;
 - iii. Yields no negative net fiscal impact unless an overriding public purpose is served; and
 - iv. Forestalls negative impacts associated with inactivity.
6. 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.
7. 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.
- C. Ensure that building restoration and new construction enhance district character.
- D. Require private development efforts to be compatible with urban design policies of the city regardless of whether city financial assistance is provided.
- E. Treat building height, scale and character as significant features of a district's image.
- F. 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 Zoning Ordinance text amendment. Key dates are listed below. Please refer to the Administration's chronology for details.

- February 19, 2003 Jordan Meadows Community Council meeting
- July 9, 2003 Planning Commission hearing

cc: Dave Nimkin, Rocky Fluhart, DJ Baxter, Ed Rutan, Lynn Pace, Alison Weyher, David Dobbins, Louis Zunguze, Brent Wilde, Doug Wheelwright, Janice Jardine, Cheri Coffey, Jackie Gasparik, Marge Harvey, Barry Esham

File Location: Community and Economic Development Dept., Planning Division, Rezoning and Master Plan Amendment, PSC Development/Utah Housing Corp., approximately 400 North 1974 West