
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: February 4, 2005

SUBJECT: Petition 400-04-42 – Public Services request to:

- Rezone property located at 1325 South 900 West from Institutional to Public Lands
- Rezone properties located at 1325/1327 South 800 West and 739/747 West 1300 South from Residential R1/7000 to Public Lands
- Amend the West Salt Lake Master Plan

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

STAFF REPORT BY: Janice Jardine, Land Use Policy Analyst

ADMINISTRATIVE DEPT. AND CONTACT PERSON: Community Development Department, Planning Division
Lex Traugher, Principal Planner

KEY ELEMENTS:

- A. An ordinance has been prepared for Council consideration to:
 - Rezone property located at 1325 South 900 West from Institutional to Public Lands
 - Rezone properties located at 1325/1327 South 800 West and 739/747 West 1300 South from Residential R1/7000 to Public Lands
 - Amend the West Salt Lake Master Plan
- B. This action would facilitate construction of the new Unity Center and a related off-site parking lot.
- C. The purpose of the Public Lands zoning district is to specifically delineate areas of public use and to control the potential redevelopment of public uses, lands and facilities.
- D. The property is located within a Transitional “T” overlay zoning classification. The purpose of this overlay zoning is to allow for the redevelopment of certain older residential areas for limited commercial and light industrial uses. The overlay zoning is intended to provide a higher level of control over non-residential land uses in order to ensure existing residential properties are not substantially impacted by future non-residential redevelopment. The overlay zoning classification will not be changed with the proposed rezoning.
- E. The appropriate City departments and divisions have reviewed the request. The proposed development will be required to comply with all City codes, standards and regulations. The Police Department noted concerns relating to gating/fencing, landscaping, lighting and signage of the proposed off-site parking lot. The Administration has noted that these issues are being addressed through the site plan review process.

- F. On December 8, 2004, the Planning Commission held a public hearing and reviewed the proposal. No comments were received from the public. Issues discussed by the Planning Commission focused on landscape buffering and pedestrian safety between the Center and the parking lot. The Planning Commission voted to recommend that the City Council rezone the properties, amend the West Salt Lake Master Plan and approve a conditional use for the off-site parking lot subject to:
 - 1. The City Council approval of the proposed rezoning and master plan amendment. to the property.
 - 2. Subdivision approval to consolidate the existing lots for the Center and parking lot.
 - 3. Final approval for the landscape and buffering plans

- G. The public process included extensive community involvement to determine the needs and services of the community, presentation to the Glendale Community Council and written notification of the Planning Commission hearing to surrounding property owners. The Administration notes:
 - 1. On October 6, 2004, representatives from Public Services presented the proposed development to the Community Council. No vote was taken at the meeting.
 - 2. On November 5, 2004, Planning staff contacted the Community Council Chair requesting written comments. No written comments were received.
 - 3. The community process provided input into the types of services and programming that will be provided.

MASTER PLAN AND POLICY CONSIDERATIONS:

- A. The 1995 West Salt Lake Community Master Plan is the adopted land-use policy document that guides new development in the area surrounding the proposed rezoning and master plan amendment. The Future Land Use Map identifies the area where the Unity Center will be located for “institutional” land uses and the properties where the parking lot will be located for “low-density residential and general commercial” land uses. (As previously noted, amending the Future Land Use Map in the East Bench Master Plan to reflect an institutional land use designation is part of this petition.) The Plan notes the goal of upgrading present recreation facilities and providing additional facilities where needed.

- A. The Planning staff report notes that rezoning the properties Public Land 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 additional community services.

- B. 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 Planning staff report notes the Futures Commission Report identifies several recommendations that support the proposed rezoning and related conditional use.

- C. 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.

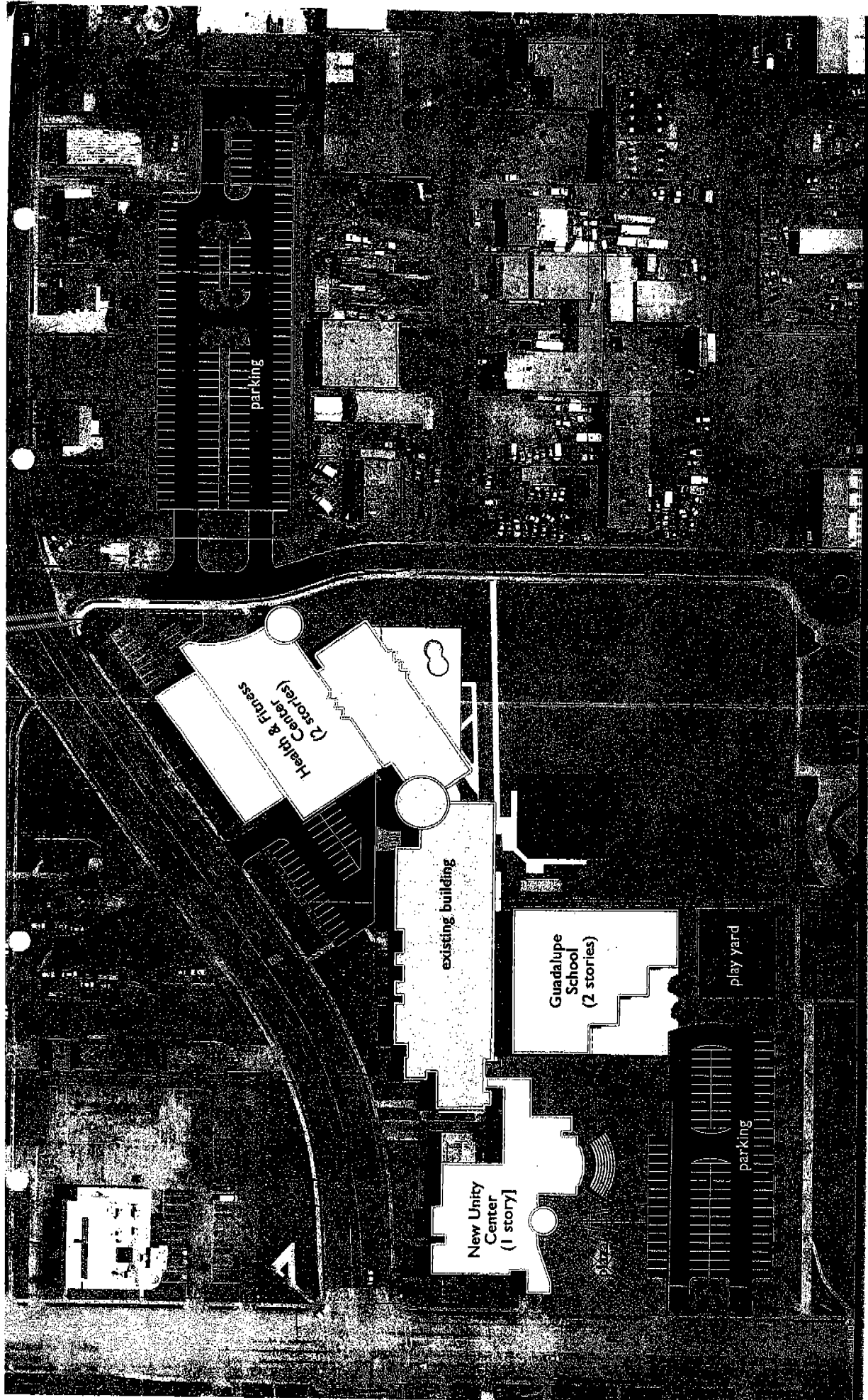
CHRONOLOGY:

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.

- October 6, 2004 Glendale Community Council meeting
- December 8, 2004 Planning Commission hearing

cc: Sam Guevara, Rocky Fluhart, DJ Baxter, Gary Mumford, Rick Graham, Ed Rutan, Lynn Pace, David Dobbins, Louis Zunguze, Brent Wilde, Doug Wheelwright, Lex Traugher, Marge Harvey, Barry Esham

File Location: Community Development Dept., Planning Division, Rezoning and Master Plan Amendment, Unity Center, 1385 South 800 West



UNITY CENTER
SALT LAKE CITY, UTAH



site layout