

DAVID DOBBINS
DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY DEVELOPMENT

ROSS C. "ROCKY" ANDERSON
MAYOR

DEC 28 2004

COUNCIL TRANSMITTAL

TO: Rocky Fluhart, Chief Administrative Officer **DATE:** December 28, 2004

FROM: David Dobbins

RE: Petition 400-04-04: A request by the Salt Lake City Housing Authority to change the zoning map at 63 West Fayette from Corridor Commercial to Residential Mixed-Use. The project also requires an amendment to the Future Land Use Map of the Central Community Master Plan. This property was originally part of the request approved by the City Council on December 14, but due to a noticing error the Planning Division needed to re-advertise the public hearing before the Planning Commission using the corrected address.

STAFF CONTACT: Doug Dansie, Principal Planner 535-6182

DOCUMENT TYPE: Ordinance

DISCUSSION: This is a request by the Salt Lake City Housing Authority for a zoning ordinance text amendment and master plan amendment to rezone a parcel adjacent to the existing Jefferson School apartments from Commercial Corridor (CC) to Residential Mixed Use (RMU) to accommodate an expansion of the Jefferson Apartments.

Analysis: The parcel has historically been used for low-scale commercial purposes. The site is adjacent, to the north, of the existing Jefferson School Apartments. The existing apartment site was historically the site of an elementary school that served the neighborhood. The elementary school site has now developed into the apartments and Utah State offices.

All necessary City departments and divisions have reviewed the proposal and have no objections.

Master Plan: The 1974 Central Community Master Plan identifies the area as commercial. The 1974 master plan was updated with the 1995 Zoning Ordinance Rewrite, which designates the site as commercial. The draft Central Community Master Plan identifies the site as high density mixed-use and identifies the need to create a high-density mixed-use neighborhood in this area to take advantage of light rail and transit opportunities.

Public Process:

In October, 2003, the Peoples Freeway Community Council formally voted to endorse the rezone petition, as well as the associated planned development.

On August 11, 2004, the Planning Commission held a public hearing and passed a motion recommending approval of the proposed map amendment.

On October 6, 2004, the Peoples Freeway Community Council reviewed the new proposal.

On October 13, 2004, the Planning Commission reheard the proposal and passed a motion recommending approval of the proposed map amendment.

On December 21, 2004 the Planning Commission held a public hearing and passed a motion recommending approval. No one spoke against the proposal.

(Draft)

**SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Tuesday, December 21, 2004, 5:00 pm**

Present from the Planning Commission were Chair, Tim Chambless; Vice Chair, Laurie Noda, Babs De Lay, John Diamond, Craig Galli, Peggy McDonough, Prescott Muir, Kathy Scott, and Jennifer Seelig.

Present from the City Staff were Planning Director Louis Zunguze; Deputy Planning Director Brent Wilde, Deputy Planning Director Doug Wheelwright, Planning Programs Supervisor Cheri Coffey; Principal Planner Doug Dansie; Planning Commission Secretary Kathy Castro; and Deputy City Attorney Lynn Pace.

A roll is being kept of all who attended the Planning Commission Meeting. Chair Chambless called the meeting to order at 5:06 p.m. Minutes are presented in agenda order and not necessarily as cases were heard by the Planning Commission. Tapes of the meeting will be retained in the Planning Office for a period of one year, after which they will be erased.

PUBLIC HEARINGS

Petition No. 400-04-04, by the Salt Lake City Housing Authority, requesting to change the zoning map at approximately 1029 and 1031 South West Temple and 63 West Fayette Avenue from Corridor Commercial "CC" to Residential Mixed-Use "RMU". The project also requires an amendment to the Future Land Use Map of the Central Community Master Plan.

The rezone is to accommodate a project by the Salt Lake City Housing Authority that will add approximately an additional 84 dwelling units in 4 buildings (plus a clubhouse) to the existing Jefferson School Apartments.

As part of their study, the Planning Commission is holding an advertised public hearing to receive comments regarding the petition. During this hearing, the Planning Staff may present information on the petition and anyone desiring to address the Planning Commission concerning this issue will be given an opportunity to speak.

This item was heard at 5:13 p.m.

Principal Planner Doug Dansie presented the petition as written in the staff report. He noted that the proposal is before the Commission this evening

because the address 63 West Fayette was not included on the original notice for the public hearing on October 13, 2004. He noted that the public notices went to the adjacent property owners properly and the petitions went before the Community Council twice.

Ms. Rosemary Capus & Mr. Bill Nighswonger of the Salt Lake City Housing Authority addressed the Planning Commission. Ms. Capus stated that they have moved quickly on this project, and they will close on the financing this Monday, December 27, 2004. She said that they are working to pull the proper building permits and begin construction.

Chair Chambless opened the public hearing.

No one was forthcoming.

Chair Chambless closed the public hearing.

Motion for Petition No. 400-04-04

Commissioner De Lay made a motion regarding Petition No. 400-04-04, in light of the comments, analysis and findings noted in the staff report, that the Planning Commission forward a positive recommendation to the City Council to amend the zoning map to change the zoning classification for the parcels generally located at 1029 and 1031 South West Temple and **63 West Fayette** from "CC" Commercial Corridor to "RMU" Residential Mixed-Use; and that the Planning Commission also forward a positive recommendation to the City Council to amend the Central Community Master Plan be to identify the site as high density mixed-use.

Commissioner Scott seconded the motion.

Commissioner De Lay, Commissioner Diamond, Commissioner McDonough, Commissioner Muir, Commissioner Noda, Commissioner Scott, and Commissioner Seelig voted "Aye". Tim Chambless as Chair did not vote. All voted in favor, and therefore the motion passed.

There being no other unfinished business to discuss, the Planning Commission meeting adjourned at 5:25 p.m.

SALT LAKE CITY ORDINANCE

No. _____ of 2005

(Rezoning the property generally
located at 63 West Fayette Avenue)

AN ORDINANCE REZONING THE PROPERTY GENERALLY LOCATED
AT 63 WEST FAYETTE AVENUE FROM COMMERCIAL CORRIDOR (CC) TO
RESIDENTIAL MIXED USE (RMU), AND AMENDING THE CENTRAL
COMMUNITY MASTER PLAN, PURSUANT TO PETITION NO. 400-04-04.

WHEREAS, the Planning Commission and the City Council of Salt Lake City, Utah, have held public hearings and have taken into consideration citizen testimony, filing, and demographic details of the area, the long range general plans of the City, and any local master plan as part of their deliberations. Pursuant to these deliberations, the City Council has concluded that the proposed change of zoning for the property generally located at 63 West Fayette Avenue is appropriate for the development of the community in that area.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. The property generally located at 63 West Fayette Avenue, which are more particularly described on Exhibit A attached hereto, shall be and hereby is rezoned from Commercial Corridor (CC) to Residential Mixed Use (RMU).

SECTION 2. AMENDMENT OF ZONING MAP. The Salt Lake City Zoning Map, as adopted by the Salt Lake City Code, relating to the fixing of boundaries and zoning districts, shall be, and hereby is amended consistent with the rezoning identified above.

SECTION 3. AMENDMENT OF MASTER PLAN. The Central Community Master Plan, as previously adopted by the Salt Lake City Council, shall be, and hereby is amended to identify these properties as high density mixed use.

SECTION 4. EFFECTIVE DATE. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this ____ day of _____, 2005.

CHAIRPERSON

ATTEST:

CHIEF DEPUTY CITY RECORDER

Transmitted to the Mayor on _____.

Mayor's Action: ____ Approved. ____ Vetoed.

MAYOR

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date 12-30-04
By [Signature]

ATTEST:

CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2005.

Published: _____.