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# SALT LAKE CITY COUNCIL STAFF REPORT

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**DATE:** January 18, 2005

**SUBJECT:** **Petition No. 400-04-30 – A request by Neighborhood Housing Services to rezone property located at 1003 and 1005 West Euclid Avenue from Community Business (CB), to Moderate Density Multi-Family Residential (RMF – 35), and to amend the West Salt Lake Community Master Plan (adopted 1995) to reflect the proposed residential zoning.**

**AFFECTED COUNCIL DISTRICTS:** District 2

**STAFF REPORT BY:** Jennifer Bruno, Policy Analyst

**ADMINISTRATIVE DEPT. AND CONTACT PERSON:** Planning Division, Ray McCandless, Principal Planner

**NOTICE REQUIREMENTS:** Newspaper advertisement and written notification to surrounding property owners 14 days prior to the Public Hearing

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## KEY ELEMENTS:

1. An ordinance has been prepared for Council consideration to:
  - a. Rezone properties located at 1003 and 1005 West Euclid Avenue from Community Business (CB) to Moderate Density Multi-Family (RMF-35)
  - b. Amend the West Salt Lake Community Master Plan to be consistent with rezoning.
2. The two sites are currently vacant. This action would enable the proposed development of two new single-family dwellings. Key elements of the proposed development provided to the Administration by Neighborhood Housing Services include:
  - a. Lot 1(1003 Euclid Ave): .155 acres, with a 1,248 sq. ft. footprint and a 484 sq. ft. 2 car garage.
  - b. Lot 2(1005 Euclid Ave): .124 acres, with a 1,248 sq. ft. footprint and a 484 sq. ft. 2 car garage.
  - c. Lot sizes: Lot 1, 135'x50' (6,750 sq. ft.) and Lot 2, 135'x40' (5,400 sq. ft.).
3. The zoning of the surrounding property is predominantly Moderate Density Multi-Family Residential (RMF-35), with the exception of the property to the south, which is zoned Community Business (CB). The predominant land use in this area is residential, particularly Euclid Avenue, with numerous single and multi-family dwellings surrounding the subject properties. The property to the south, zoned CB, is currently vacant.
4. The purpose of the Community Business (CB) zoning district is to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods.

5. The purpose of the Moderate Density Multi-Family Residential (RMF-35) zoning district is to provide an environment suitable for a variety of moderate density housing types, including multi-family dwellings.
6. On November 10, 2004, the Planning Commission held a public hearing and reviewed the proposed rezoning and master plan amendment. There were no public comments made regarding this petition. The Planning Commission forwarded a favorable recommendation to the City Council regarding this request, provided that:
  - a. The lots are developed in compliance with RMF-35 zoning.
  - b. Both lots comply with all Salt Lake City departmental requirements including the requirement that no basements be built due to the high ground water table in the area.
7. The City's Police, Public Utilities, Transportation, Property Management, Public Services, Fire, Engineering, and Building Services and Licensing departments/divisions all reviewed the petition. Comments were favorable to this petition, subject to the following:
  - a. The Transportation Division requested that a "dead-end" driveway on one of the sites be removed (per the proposed plan), as well as a paved surface treatment for an existing alley that will serve as access to the required parking and driveways for the homes. The Transportation Division also requested that any problems with street flooding in the area (to be determined by Salt Lake City Engineering and Public Utilities), will be addressed and resolved as part of future building permits for the property.
  - b. The Fire Department requested that the Applicant provide a site plan to verify there is a maximum fire hydrant spacing of 500 ft. The applicant is working with the Fire Department to provide them this information.
  - c. The Public Utilities Department requested that the applicant keep in mind that basements will not be allowed due to the high ground water table in the area.
  - d. The Police Department did not state any concerns, and indicated that this development would be an improvement to the area.
8. Because a local non-profit housing group is proposing this residential development, it could be seen as a positive opportunity for (indirect) City investment in both housing and the West Salt Lake community.
9. The public process included a presentation to the Poplar Grove Community Council on June 23, 2004. The Community Council voiced no concerns with the proposed rezoning.

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

- A. The Council may wish to discuss with the Administration if it may be appropriate to reevaluate the land uses in this area and adjust the zoning accordingly such as rezoning the single family housing on Euclid Avenue with a single-family residential zoning classification. The Administration's paperwork indicates:
  1. The predominant land use in this area is residential, particularly along Euclid Avenue.
  2. Although much of the surrounding property is zoned multi-family residential, there are numerous single family dwellings in the area.
  3. The property has been zoned commercial for years and has not been developed.

4. Rezoning the property for residential use would allow development that will be a compatible addition to the neighborhood.
  5. Prior to the 1995 Zoning Rewrite project, the West Salt Lake Community Master Plan identified this area for lower-density single family land uses.
  6. Residential development on these properties would be more in keeping with the existing development pattern of the surrounding neighborhood.
- B. If the Council chooses to schedule a public hearing, the Council could set the date and advertise on February 1st for a hearing on February 15th. This would expedite the process and allow Council action to take place in February rather than March.

## **MASTER PLAN & POLICY CONSIDERATIONS:**

1. The Administration's transmittal notes the following relating to the Master Plan for this area:
  - a. Prior to 1995, the zoning on this property was C-3A, General Business.
  - b. On March 21, 1995, the West Salt Lake Community Master Plan was adopted identifying this property as Low Density Residential, illustrated on the West Salt Lake Generalized Future Land Use Map.
  - c. On April 12, 1995, the city-wide Zoning Rewrite Project was completed, zoning this property Neighborhood Commercial (CN), updating/overriding the Low Density Residential land use designation of the West Salt Lake Community Master Plan (Ordinance No. 26 of 1995). This action was in apparent deference to the pre - 1995 commercial zoning.
2. The 1995 West Salt Lake Community Master Plan states the following purposes:
  - a. Protection and preservation of the existing residential land uses;
  - b. rehabilitating neighborhoods with housing, recreational, and infrastructure improvements;
  - c. Preserving the existing predominantly low density character and related land use patterns in the residential part of the West Salt Lake Community;
  - d. Proposing a future land use plan that will minimize and eventually eliminate land use conflicts in developed areas.
3. A stated housing strategy in the Residential Land Use section of the West Salt Lake Community Master Plan (1995), is to maintain the density at between two and eight dwelling units per net acre, in order to preserve the predominantly single-family character of parts of the community.
4. The Euclid Target Area Plan (adopted in 1986 and included in the 1995 community master plan), notes short-range policies emphasizing land use stability, and eventually redeveloping the area into an overall mixed-use neighborhood, with residential, commercial, office, and light industrial uses. Long-term stated policies include marketing the future mixed-use development opportunities which will be available in the area and changing the land use from residential to commercial, provided the change is comprehensive and compatible with other neighborhood elements.
5. The master plan also notes that neighborhood was re-zoned in the 1960s to allow commercial and manufacturing uses. This, in addition to the construction of Interstate 80 and railroad tracks, negatively affected residential development. However, commercial uses in the neighborhood have not developed as envisioned and development in the area remains stagnant.
6. The City's Comprehensive Housing Plan policy statements address a variety of housing 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.

7. The Council's growth policy notes that growth in Salt Lake City will be deemed the most desirable if it meets the following criteria:
  - a. Is aesthetically pleasing;
  - b. Contributes to a livable community environment;
  - c. Yields no negative net fiscal impact unless an overriding public purpose is served; and
  - d. Forestalls negative impacts associated with inactivity.
  
8. 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.

## **BUDGET RELATED FACTS**

The administration indicates that there will be no budget-related impact as a result of this proposed ordinance.

## **CHRONOLOGY:**

The following is a chronology of events relating to the proposed rezoning and master plan amendment. Please refer to the Administration's chronology for details.

- June 28, 2004            Petition received.
- July 22, 2004           Request for City Departmental comments mailed.
- November 10, 2004    Planning Commission hearing.
- November 17, 2004    Ordinance requested from the City Attorney's office.
- November 18, 2004    City Council transmittal completed by the project planner.
- January 3, 2005        Ordinance received from the City Attorney's office.

cc:     Sam Guevara, Rocky Fluhart, DJ Baxter, Ed Rutan, Lynn Pace, David Dobbins, Louis Zunguze, Brent Wilde, Doug Wheelwright, Janice Jardine, Marge Harvey, Ray McCandless

File location: Community Development Dept., Planning Division, Rezoning and Master Plan Amendment, Neighborhood Housing Services, 1003 and 1005 West Euclid Avenue