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OFFICE OF THE DIRECTOR

SCANNED TO: *Mary*
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CITY COUNCIL TRANSMITTAL



David Everitt, Chief of Staff

Date Received: 04/26/2010

Date Sent to City Council: 04/27/2010

TO: Salt Lake City Council
JT Martin, Chair

DATE: April 23, 2010

FROM: Frank Gray, Community & Economic
Development Department Director

RE: Petition PLNPCM2010-00096: Transit Station Area Zoning District

STAFF CONTACTS: Nick Norris, Senior Planner, at 801-535-6173 or
nick.norris@slcgov.com

RECOMMENDATION: That the City Council hold an introductory briefing. No action is
required at this time.

DOCUMENT TYPE: Briefing

BUDGET IMPACT: None

DISCUSSION:

Issue Origin: As part of the North Temple Boulevard Planning Process it has become apparent that the City does not have an existing zoning district that would adequately implement the Communities vision for the corridor and the adjacent neighborhoods. Therefore, the Planning Team is in the process of creating a new zoning district, the T&A Transit Station Area zoning district. This proposed zoning district introduces a new approach to zoning in Salt Lake City. Due to this new approach, the Planning Team would like to provide an introductory briefing to the Council on the concept, the pros and cons of this approach and how the proposed zoning ordinance would work.

Analysis: Due to the unique nature of the corridor and each station area, the existing zoning districts in the City are not adequate to create the desired development pattern along North

Temple. The desired development pattern and future vision for North Temple was created by the Community during the planning process for the North Temple Boulevard Station Area Plans.

Salt Lake City currently uses a Euclidian Zoning model. In the simplest of terms, this is a zoning ordinance where the primary function is to separate incompatible uses. Over the years, the City has created several mixed use districts in response to the changing needs and desires of the community. In 2005, the City adopted the TC-75 zoning district and applied it to portions of the 400 South corridor, where the University Trax line runs. For various reasons, the TC-75 zoning district has not produced the type of development desired by the community or the City. While the Planning Division recommended and the City Council approved applying the TC-75 zoning district to parts of the North Temple project area on a temporary basis, the Planning Division does not recommend using this zoning designation on a permanent basis along North Temple Boulevard.

The Planning Division and the North Temple Consultant team are recommending that the City consider a new approach to zoning along the North Temple corridor. This approach is based less on separating specific land uses, but more on the physical form and layout of new development. In this approach, the form of development would drive the process instead of having the use drive the process. This is a major change for Salt Lake City, which has relied on the conditional use process to regulate development. The proposed TSA zoning ordinance does not use conditional uses. The ordinance permits all land uses except those uses that are specifically prohibited.

The overall goal of the TSA zoning district is to promote desirable development by making the process easier and shorter and to improve the overall quality of the development along the North Temple corridor by creating incentives for certain development concepts, such as affordable housing, historic preservation, etc. The approval process would use a tiered scoring system in order to meet this goal. Called the "Development Score," the system would use a series of design guidelines and development incentives to determine the development score. If a project scored in the lowest tier, it would be reviewed through the Conditional Building and Site Design Review process, which includes a public hearing before the Planning Commission. A project scoring in the second tier would utilize the Administrative Hearing process already established in the Zoning Ordinance. A project scoring in the top tier would be considered substantially compliant with the Station Area Plan and would go through the normal Building Permit process (see Exhibit A). The primary incentive in the zoning ordinance would be a shorter approval process for a higher quality project. This has the potential to reduce the carrying costs of a development prior to receiving entitlements.

A second incentive in the ordinance would allow for additional building height if the project scored in the top tier. This incentive could offset some of the costs associated with qualifying a project for the top tier. Additional incentives could be developed in the future. One example would be related to the establishment of an RDA district. For a project to qualify for RDA funds, they could be required to meet a certain threshold.

PUBLIC PROCESS:

The North Temple Boulevard Station Area Plans went through an extensive public process that included community workshops, open houses, meetings with key stakeholders, and presentations to community councils and advisory committees (see the timeline in Exhibit B). Although not adopted by the City Council, the Station Area Plans have been reviewed by the Planning Commission. The Planning Commission has passed a recommendation to transmit a favorable recommendation to the City Council.

Several open houses have been held for the proposed TSA Transit Station Area zoning district. Two preliminary open houses were held in early April, 2010 and two follow up open houses were held April 27th and 29th. In addition, the Planning Commission has held two briefings related to the proposed zoning ordinance; the first was an introduction to the ordinance and the second was a more detailed follow up prior to a public hearing, which will be held May 12, 2010.

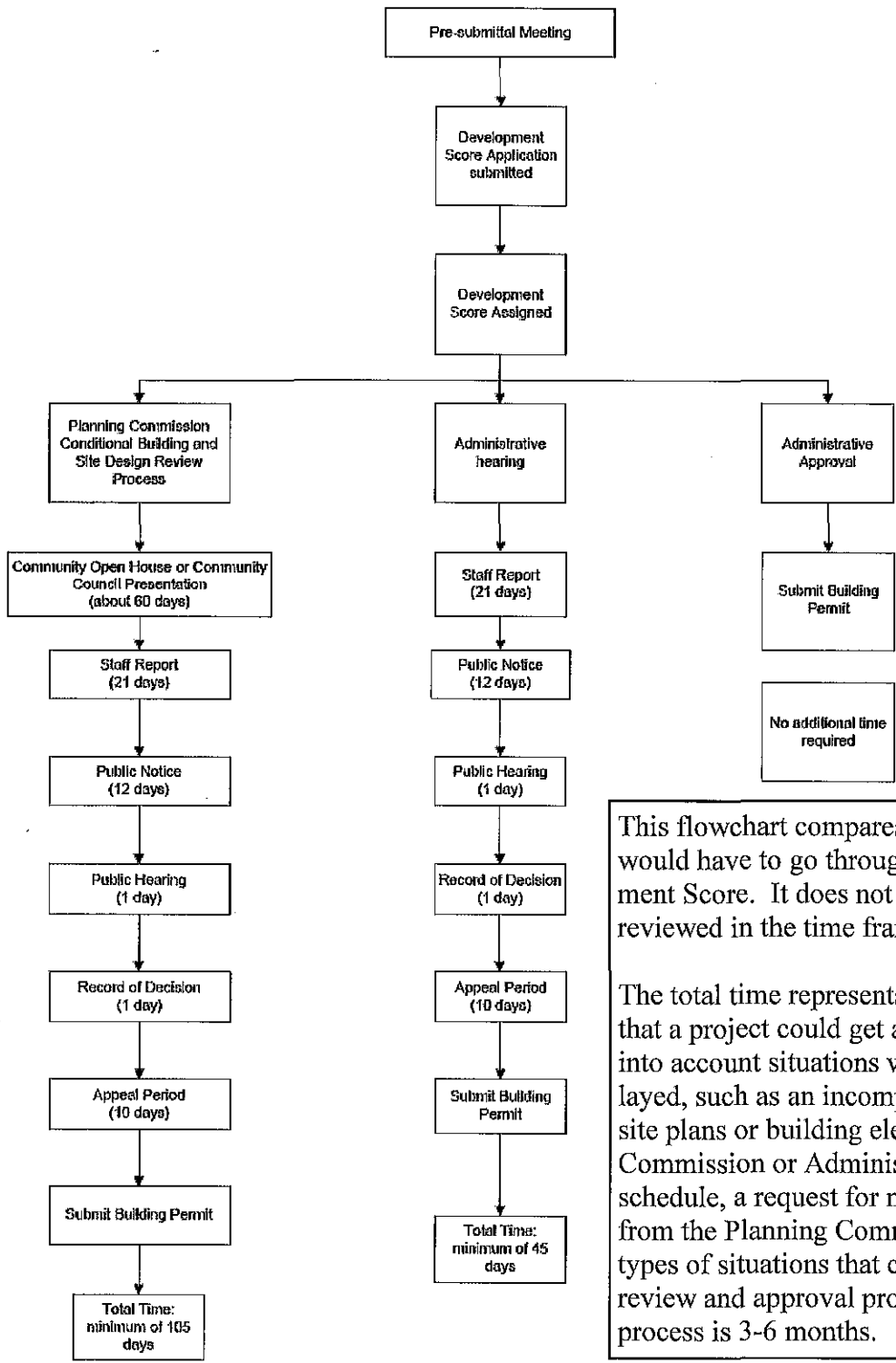
RELEVANT ORDINANCES:

Zoning Ordinance section 21A.50 regulates amendments to the text of the zoning ordinance and the official zoning map. This proposal would include adding a new section to the ordinance for the Transit Station Area zoning district. The proposal would also amend the official zoning map by adding the TSA district to the zoning map. A full analysis of the standards for consideration will be provided as part of the public adoption process.

Exhibit A

Approval Process Flowchart

Flowchart of Review Process



This flowchart compares the process that a project would have to go through based on the Development Score. It does not guarantee a project will be reviewed in the time frame indicated.

The total time represents the fastest possible time that a project could get approved. It does not take into account situations where a project may be delayed, such as an incomplete application, deficient site plans or building elevations, the Planning Commission or Administrative Hearing Dates and schedule, a request for more detailed information from the Planning Commission, and other similar types of situations that commonly arise during the review and approval process. The typical approval process is 3-6 months.

Exhibit B
Public Process

CHRONOLOGY

Petition PLNPCM2009-00510 North Temple Boulevard Station Area Plans

May 4, 2009	City initiates a petition to create a master plan for the North Temple Corridor.
May 6, 2009	Petition assigned to Nick Norris.
June 18, 2009	First Community Workshop is held.
June 24, 2009	Planning Commission update.
July 8, 2009	Planning Commission briefing on Euclid Small Area Master Plan
August 6, 2009	Second Community Workshop.
August 26, 2009	Planning Commission briefing on the status of the station area plans.
October 26-29, 2009	Week long series of focus groups with property owners, business owners, residents and other stakeholders.
October 28, 2009	Planning Commission briefing on North Temple Design Elements
October 29, 2009	Third Community Workshop.
November 18, 2009	Planning Commission briefing on the status of the station area plans.
December 2, 2009	Presentation to Rose Park Community Council
December 3, 2009	Meeting with Euclid Neighborhood
December 7, 2009	Presentation to Transportation Advisory Board
December 7, 2009	Presentation to West High Community Council
December 9, 2010	Presentation to Business Advisory Board
January 13, 2010	Planning Commission briefing on draft version of North Temple Boulevard Station Area Plans.
January 13, 2010	Presentation to Jordan Meadows Community Council
January 14, 2010	Open House for North Temple Boulevard Station Area Plans
January 20, 2010	Presentation to West Point Community Council

January 21, 2010	Presentation to North Temple Advisory Committee
January 27, 2010	Presentation to Poplar Grove Community Council
January 28, 2010	Presentation to Fairpark Community Council
February 4, 2010	Open House for North Temple Boulevard Station Area Plans
February 9-12, 2010	Week long series of focus groups with property owners, business owners, residents and other stakeholders to discuss the North Temple Viaduct Station.
February 10, 2010	Planning Commission follow-up briefing on draft version of North Temple Boulevard Station Area Plans.
February 12, 2010	Community Open House for the Viaduct Station Area Plan.
February 16-19, 2010	Presentations to various school groups, including West High, Northwest Middle School, Salt Lake Center for Science, etc.
February 18, 2010	Open House for the North Temple Viaduct Station Area Plan.
February 11-12, 2010	Notice of public hearing published in the newspaper, posted on the City website and the State public hearing notice website and mailed to all property owners who would be affected by the North Temple Boulevard Station Area Plans.
February 24, 2010	The Planning Commission Public Hearing is held. The Planning Commission votes unanimously to transmit a positive recommendation to the City Council regarding the Introduction, 800 West, Fairpark, Cornell, and 1950/2200 West Station Area Plans.
March 10, 2010	Planning Commission briefing on Viaduct Station Area Plan.
March 10, 2010	Minutes from the February 24 th Planning Commission meeting are approved.
March 18, 2010	Open House for the North Temple Viaduct Station Area Plan is held.
April 2, 2010	Notice of public hearing published in the newspaper, posted on the City website and the State public hearing notice website and mailed to all property owners who would be affected by the Viaduct Station Area Plan.
April 14, 2010	Planning Commission public Hearing is held for Viaduct Station Area Plan. The Planning Commission votes unanimously to transmit a positive recommendation to the City Council regarding the Viaduct Station Area Plan.
April 28, 2010	Minutes from the March 24, 2010 Planning Commission meeting are approved.