



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Mayara Lima, Principal Planner
(801) 535-7118 or mayara.lima@slcgov.com
Date: January 7, 2021
Re: PLNPCM2020-00703 – 3rd Avenue Rezone

PROPERTY ADDRESS: 860 and 868 E 3rd Avenue

PARCEL IDs: 09-32-379-001 and 09-32-379-002

MASTER PLAN: Avenues Master Plan

ZONING DISTRICT: CN Neighborhood Commercial & SR-1A Special Development Pattern Residential

OVERLAY DISTRICT: Avenues Local Historic Preservation District

REQUEST: Remarc Investments, representing the property owner, is requesting a Zoning Map Amendment from CN (Neighborhood Commercial) and SR-1A (Special Development Pattern Residential) to R-MU-35 (Residential/Mixed Use) at 860 and 868 E 3rd Avenue. The applicant would like to rezone the properties to allow a multi-family development on the lots, however the request is not tied to a development proposal.

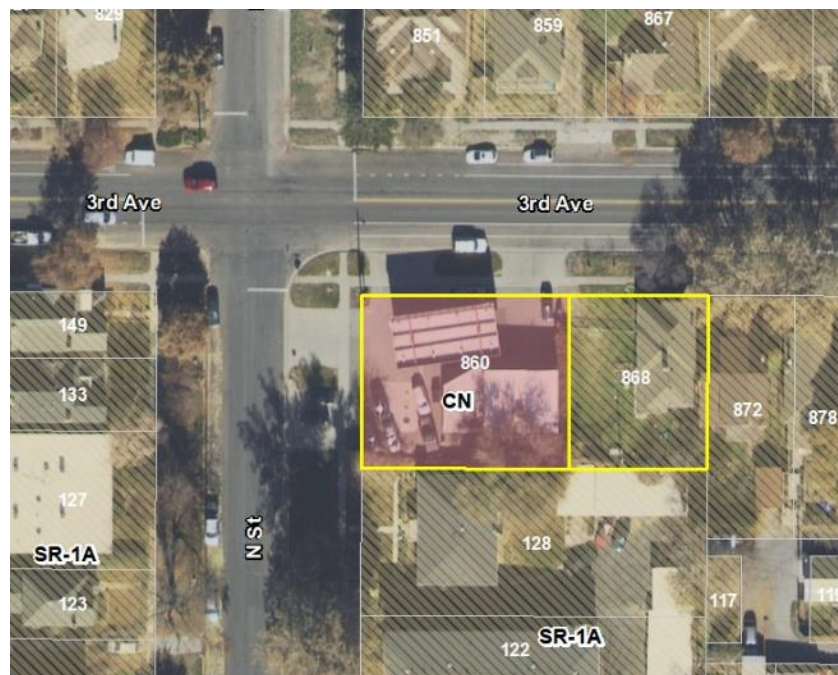


Figure 1 – Zoning and vicinity map of the subject properties

ACTION REQUIRED: Because the subject properties are located in the Avenues Local Historic District, Planning Staff is asking the Historic Landmark Commission to review the request and identify any potential concerns as they relate to the integrity of the local historic district. Any concerns identified by the HLC will be forwarded to the City Council for consideration. The Planning Commission voted to forward a positive recommendation to the City Council on December 2, 2020. The City Council has final decision-making authority on the matter.

BACKGROUND/DISCUSSION: The proposal is to change the zoning designation of the properties. 860 E 3rd Avenue is currently zoned CN and contain a gas station and auto repair. 868 E 3rd Avenue is currently zoned SR-1A and contains a single-family dwelling. The surrounding properties are predominantly residential, zoned SR-1A, and include single-family, two-family and some multi-family dwellings.



Figure 2 – Photo of the gas station and auto repair at 860 E 3rd Avenue

The gas station and auto repair on 860 E 3rd Avenue date back to 1962 when the property was given a building permit to operate a service station. The canopy was constructed later, but the use of the property as commercial has been consistent for almost 60 years. Despite the age, the structures are not considered contributing to the historic district. The land uses are nonconforming (not permitted but created prior to the zoning) and the structures noncomplying to the current CN zoning.



Figure 3 – Photo of the single-family dwelling at 868 E 3rd Avenue

The house on 868 E 3rd Avenue was built in 1892 and has always been a single-family dwelling. The house is listed as contributing to the historic district. The use of the property is permitted in the current SR-1A zoning district, but the small east side setback renders the existing structure noncomplying. This property is included in the rezone request because of its lot size, which remains partially unobstructed by buildings on the west side.

The applicant has submitted a conceptual redevelopment plan for the properties under the proposed zoning district. The anticipated development would include combining the two lots, preserving the existing single-family dwelling, demolishing the commercial structures and constructing six attached single-family dwellings on the properties. Because the two properties are within the Avenues Local Historic district, any future development would have to be approved by the Historic Landmark Commission.

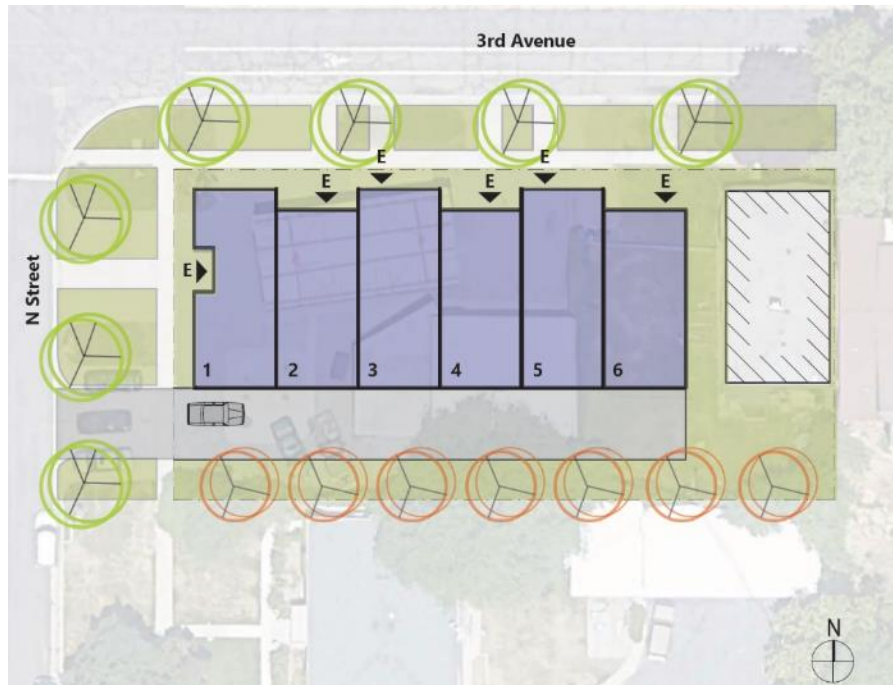


Figure 4 – Conceptual plan submitted by the applicant.

Three key considerations were discussed with the Planning Commission:

1. Development plans and rezone request

The existing structures on the properties are considered noncomplying to its current zoning standards. If the rezone is approved, they will continue to be considered noncomplying to the proposed zoning district without necessarily increasing the degree of noncompliance. New development would have to comply with the proposed zoning standards, including landscape buffers to adjacent parcels, or request modifications to the HLC.

The proposed R-MU-35 zoning district could result in more density within the combined properties than it is currently attainable because it allows an additional 10 feet in building height and due to easier siting of a new building. However, when compared to the CN zoning district, which has no density requirement for mixed-use developments, and the size of the combined properties, it is unlikely that the rezone would result in a significant increase in number of units.

The required landscape buffer in a new development would help reduce use impacts and HLC review could limit impacts related to massing, size and scale of future buildings. As far as parking goes, the proposed zoning requires one stall per residential unit. Parking for nonresidential uses vary depending on the intensity of the use. The requirement is considered adequate for the properties because they are served by sidewalks, bike lanes and two bus lines.

2. Loss of a commercial use in a neighborhood node

The rezone could potentially result in the loss of commercial use in this node. Historic research shows that the property at 860 E 3rd Avenue has had commercial uses for over a century. Sanborn maps show a store sitting on the corner of N street and 3rd Avenue between 1911 and 1950. A 1958 aerial photograph and permit records suggest that the store was maintained until 1962, when the current use was established.

The Avenues Master Plan offers limited opportunities to add commercial zones in the neighborhood, and the loss of an already designated commercial property could mean a reduction of services available at the community level and could alter the character of this neighborhood node. Planning staff recommended to the Planning Commission that the rezone be conditioned on any new development including a commercial component to maintain the neighborhood node and support activity on that corner. However, Planning Commission found that the condition was not appropriate.

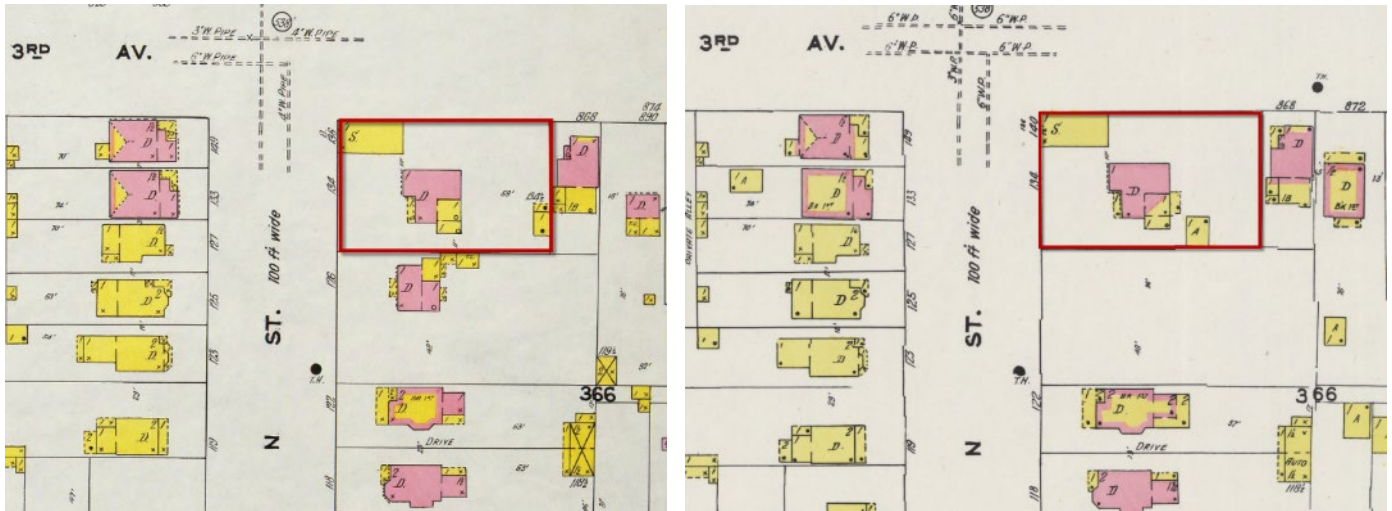


Figure 5 – 1911 and 1950 Sanborn maps show a corner store and a dwelling on the property.



Figure 6 – Aerial photograph shows that the two structures existed at least until 1958.

3. Expansion of nonresidential uses into residential area

The rezone would also allow for the conversion of the existing single-family dwelling into a nonresidential use. The Future Land Use Map of the Avenues Master Plan is not clear on the vision for the specific property and could be interpreted to accommodate current and proposed zoning. Nonetheless, when considering the impact of a change of use, staff found that the contributory status of the structure on 868 E 3rd Avenue hinders demolition and limits the intensity of the house conversion.

A conversion to another use will likely trigger building improvements for compliance with building and fire codes. Any exterior modifications to the structure would require a Certificate of Appropriateness whether issued for minor modifications Administratively or major modifications by the Historic Landmark Commission. The review would focus on design elements, however, the limitations on reuse of the building could somewhat limit the intensity of the house conversion.

Overall, staff finds that the applicable master plans contain city goals and policies that support the proposed zoning map amendment. The Future Land Use Map of the Avenues Master Plan calls for Business/Commercial on the corner of the 3rd Avenue and N Street. The proposal is also in line with the policies related to the preservation of residential character and existing land use patterns found in the Avenues Master Plan and those related to smart growth and compatibility found in Plan Salt Lake.

NEXT STEPS:

Based on this information and the applicant's proposal, Planning Staff is asking the Historic Landmark Commission to identify any potential concerns with these zoning map and master plan amendment requests as they relate to the integrity of the Avenues Local Historic District and local preservation efforts. Discussion points may relate to:

- The compatibility of the proposed uses with the historic character of the area
- The R-MU-35 zoning standards as they relate to historic structures
- The potential new development that could occur as a result of this zoning change.

Any concerns identified by the HLC – if any – will be forwarded to the City Council for review. For reference, the City Council will look to the following standards to guide their decision (21A.50.050.B):

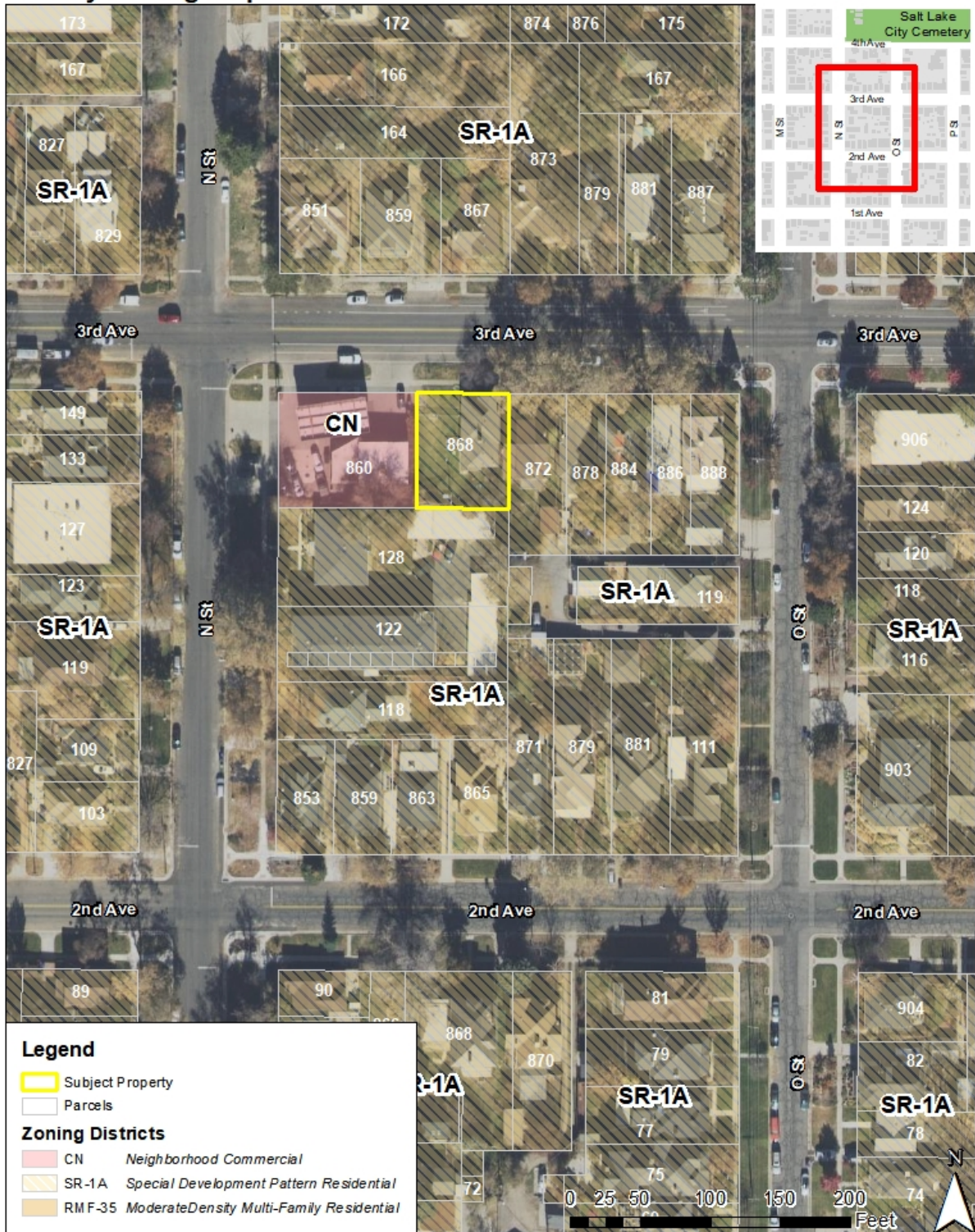
1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;
3. The extent to which a proposed map amendment will affect adjacent properties;
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

ATTACHMENTS:

- A. [Vicinity Zoning Map](#)
- B. [Site Photographs](#)
- C. [Application Materials](#)
- D. [Master Plan Policies](#)
- E. [Existing Conditions & Development Standards](#)

ATTACHMENT A: Vicinity Zoning Map

Vicinity Zoning Map



Salt Lake City Planning Division, 11/9/2020

ATTACHMENT B: Site Photographs



Figure 7 – Properties located to the south of 860 E 3rd Avenue.



Figure 8 – Southwest view of 860 E 3rd Avenue.



Figure 9 – West view of 860 E 3rd Avenue.



Figure 10 – Properties located west of 860 E 3rd Avenue



Figure 11 – Gas station and auto repair at 860 E 3rd Avenue.



Figure 12 - Gas station and auto repair at 860 E 3rd Avenue.



Figure 13 – House on 868 E 3rd Avenue.



Figure 14 – Northwest view of 860 and 868 E 3rd Avenue.



Figure 15 – Properties located north of the 860 E 3rd Avenue.



Figure 16 – Properties located north of 868 E 3rd Avenue.

ATTACHMENT C: Application Materials

THIRD AVENUE HOMES | SLC PLANNING APPLICATION SUBMISSION

03 SEPTEMBER 2020

the

REMARC INVESTMENTS |
BLALOCK & PARTNERS
ARCHITECTURAL DESIGN STUDIO

A V E N U E S

Salt Lake City Planning Department:

The following information is part of the "Project Description" associated with a request for rezone (Map Amendment) in consideration of the parcels at 860 and 868 E 3rd Avenue, in the Lower Avenues.

PROJECT DESCRIPTION

Located at the southeast corner of the intersection at 3rd Avenue and N Street, the two parcels include a Gas Station / Auto Repair Shop (CN Zone) and a single-family residence, with attached vacant lot (SR-1A Zone).

The applicant proposes combining the two parcels and rezoning the property to a Residential Mixed-Use zone (RMU-35). The historic single-family residence would be restored through renovation and maintained per its original use and intent. The remaining site area would be developed as six (6) single-family homes, with pedestrian access from the north and west (3rd Ave and N Street), and dedicated garages accessed from the rear of the property.

There are two goals with this project:

1. To create a for-sale housing solution addressing the City's need for small- and mid-sized developments compatible with the surrounding neighborhood;
2. To create a sensitive design solution that strengthens the neighborhood fabric and restores the streetscape;

The first goal addresses a need for increased housing options in Salt Lake City. These proposed homes will offer three-bedroom options in an established neighborhood setting. The project seeks to help balance the low supply of for-sale residences within the city limits, particularly at the smaller development scale. This "missing-middle" housing dilemma is due, in part, from the rising land costs and the challenges limiting density.

A preliminary site plan has been developed to conceptually illustrate the project's second goal: a sensitive design solution. A "traditional" front porch configuration and garage access from the rear of the site allow for completing the streetscape with planting and a more pedestrian-focused approach. This development would sensitively enhance this neighborhood

corner. The current conditions - asphalt parking lot, tired & outdated Repair Shop, extensive concrete drive lanes, multiple parked cars and traffic - would be replaced with fresh landscaping, a restored sidewalk and pedestrian-first activity, restoring the streetscape and revitalizing the neighborhood energy.

REASONS FOR RE-ZONING

The current CN and SR-1A zones are prevalent throughout the Avenues district. However, the Avenues Master Plan, and corresponding Zoning Ordinance, were implemented several decades ago and are substantially outdated. The City and District have changed considerably since the adoption of these two documents. The applicant's proposed approach seeks to marry the original planning intent with today's conditions in a manner that works as a long-term solution. As guiding resources, the applicant and design team referred to the *Plan Salt Lake* and *Growing SLC* documents for references supporting this proposed re-zone approach.

The CN zone promotes a neighborhood-scaled commercial use. Revising this property to a RMU-35 allows for both a residential and a commercial use, maintaining opportunities for the original planning intent while broadening it to meet today's demand for additional housing opportunities.

Similarly, the intent of the SR-1A zone allows for single-family residences on 50' wide / 5,000 square foot lots. However, the majority of the residential lots within this district are narrower and smaller. Again, by combining these parcels and rezoning to RMU-35, the approach permits the applicant to maintain a single-family development solution that is in keeping with the smaller, narrower lots that have long existed, while still respecting the scale and context of the neighborhood.

Further, within the immediate 2-block radius and within the SR-1A zone, there are currently a handful of dense, multi-family developments. It is understood that these structures are grandfathered into the zoning ordinance, but they do still speak to a greater density than, and a similar scale to, what this project proposes. In keeping with the *Plan Salt Lake* and *Growing SLC* observations and recommendations, this project substantially

restores the streetscape and promotes a safer, more walkable community. By virtue of its location, the project supports alternate methods of transportation with bus routes on 3rd Avenue, South Temple and Virginia Street. These aspects speak directly to addressing some of the primary goals outlined in *Plan Salt Lake* and *Growing SLC*: providing responsible density where transit is readily available; and, providing housing product to entice in-commuters to relocate to the city, or current residents to remain.

APPROACH

In order to develop the best possible project, the applicant proposes working closely with the SLC Planning Department, the Greater Avenues Community Council and the Historic Landmark Commission to develop a solution that maximizes the available opportunities.

The applicant has reached out to the GACC requesting an opportunity to share the proposed conceptual development approach with the residents and listen to their feedback. We are currently awaiting a response to our request.

In this regard, this application does not yet include any exterior development studies. Instead, we would prefer to troubleshoot the proposed site development with a dedicated Planner, understand any challenges, solicit feedback from the Avenues community and then develop informed site and architectural solutions. We understand the importance, and benefit to all, of following the necessary review steps and we are anxious to get the application process started. Thank you for your time and consideration in reviewing this Application.

Regards -

Oren Hillel
Marcus Robinson
Remarc Investments

Kevin Blalock, AIA
Blalock & Partners

Excerpt from *Growing SLC*

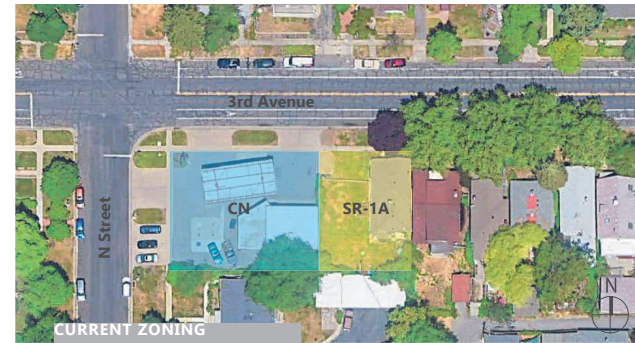
"However, in the context of Salt Lake City's anticipated growth it is also clear that there are not enough housing types or housing affordability to sustain the demand from each of these populations. Our current neighborhoods are not equipped to serve the needs of our growing and evolving population. Therefore, it will be critical that there is a focus on land-use reform that can integrate the needs of each growing population into the now homogenous design of neighborhoods and there is demonstrable support for such a shift. According to an Envision Utah survey, 78 percent of Utahns want communities that include a full mix of housing types (including small lot detached homes, townhomes, condos, and apartments) that match the affordability profile of residents. Furthermore, Utah residents are willing to allow more housing types in more communities in order to achieve this goal.

These preferences are in line with national trends favoring the development of "Missing Middle" housing types, which bridge the product gap between large-lot single-family homes and large apartment or condo structures. An increase in diverse ownership products—in terms of structure, type, and price-point—could help the city attract and retain workers and residents in the city, as well as increase ownership rates for disadvantaged populations."

SITE OVERVIEW

860 + 868 E 3rd Ave

- Lower Avenues Neighborhood
- Predominant SR-1A zoning w/ occasional CN Neighborhood Commercial
- Avenues Historic District



EXISTING CONDITIONS:

- Gas / Service Station in CN Zone at corner
- Single-family residence on double-wide lot
- Vacant Land on other half of double-wide lot
- Creation of for-sale townhomes w/ opportunity for live/work

PROPOSED PROJECT:

- Combination of (2) parcels
- Rezone to RMU-35
- Maintain / renovate historic single-family home
- Create For-Sale townhomes at a sensitive scale

SITE DEVELOPMENT STUDY

The diagram at the adjacent page illustrates, at a conceptual level, our proposed development approach. Six, single-family homes would be developed on the site in a sophisticated, sensitive manner; paying particular attention to scale, materials and sidewalk activation.

Each unit is proposed as a three-story, for-sale home with dedicated 2-car garages loaded from the rear. A richly-planted, 10' wide landscape buffer would be located along the southern edge of the property. The conceptual approach for each unit is to acknowledge the traditional "front porch" typically found throughout the Lower Avenues area. The corner unit would offer opportunities to engage both 3rd Avenue and N Streets.

In addition to the rear planting scheme, the multiple, broad concrete drives from both 3rd Ave and N Street are replaced with a dense, but water-conscious, planted park strip and a continuation of the street tree rhythm. Sidewalks at the entire property are re-poured to address cracks and settlement issues that are currently a walking hazard. In the tradition of walk-up brownstones, inviting walks extend from the sidewalk to each unit's "front porch".

A summary of key aspects of our proposed site development approach are included to the right of the site diagram.



SITE DEVELOPMENT APPROACH

**RMU-35 Rezone
(6) 3 Story Townhomes**

- 2 car garages loading @ south side
- Lot Area = 13,612 sf
- 32% Open Space Area
- Existing House to Remain
- Variation & Relief along primary facades
- Exploration of the "Front Porch"
- Park strip landscaping

From Growing Salt Lake
These preferences are in line with national trends favoring the development of "Missing Middle" housing types, which bridge the product gap between large-lot single-family homes and large apartment or condo structures. An increase in diverse ownership products—in terms of structure, type, and price-point—could help the city attract and retain workers and residents in the city, as well as increase ownership rates for disadvantaged populations.

RMU-35 UNDERSTANDING

Maintains intent by allowing Commercial uses;

- Developer may consider Live/ Work unit anchoring corner

Allows for greatest flexibility:

- Provides for an ideal unit size and density in keeping with the neighborhood
- Site development setbacks consistent with current area
- Provides needed single-family residences at a scale that is highly sought after

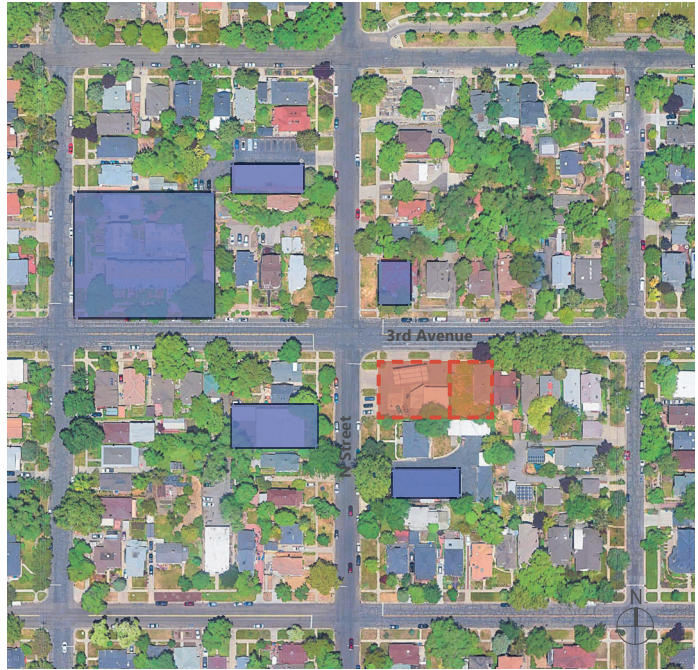
Matches existing District's lot size as compared to current SR-1A zone



SITE OVERVIEW

Avenues Neighborhood

- Density & Scale Precedents in Immediate Neighborhood; multi-story, dense multi-family developments highlighted in relation to proposed site area



THANK YOU

the

A V E N U E S

THIRD AVENUE |
SLC PLANNING APPLICATION SUBMISSION
SUPPLEMENTAL INFORMATION
22 OCTOBER 2020

the

REMARC INVESTMENTS |
BLALOCK & PARTNERS
ARCHITECTURAL DESIGN STUDIO

A V E N U E S

Mayara Lima:

Thank you for taking the time to review our project with us on Thursday, September 29 via virtual meeting. That conversation was very helpful to us in understanding the process, the timeline and in getting clarity on the additional information you've requested.

We are eager to continue the conversation with you and maintain some momentum with this project. And we are equally committed to fulfilling all of the necessary steps for project acceptance. To that point, we have prepared this brief summary addressing the five planning standards you outlined in your September 28 email:

1. *Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;*
2. *Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;*
3. *The extent to which a proposed map amendment will affect adjacent properties;*
4. *Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;*
5. *The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

The following pages address each of these planning standards with the information we have available to us. As always, please do not hesitate to contact us with any further questions or concerns. We look forward to furthering the conversation.

Regards -

Oren Hillel
Marcus Robinson
Remarc Investments

Kevin Blalock, AIA
Blalock & Partners

Project Overview

RMU-35 Rezone to create
six new 3 Story homes
Rear-loaded 2-car garages
Lot Area = 13,612 SF
32% Open Space Area
Existing residence to be
renovated and restored
Variation & relief along
primary facades
Exploration of the "Front
Porch"
Park strip landscaping

PLANNING STANDARD #1

Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents.

PLANNING STANDARD #2

Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.

The project proposes combining two parcels, 860 E and 868 E 3rd Ave, into a single parcel and rezoning that to the Residential Mixed-Use RMU-35 zone. The corner lot, 860 E, currently contains a gas / automotive service station and is zoned CN, Neighborhood Commercial. The adjacent parcel, within the SR-1A zone, is a double-wide lot with an historic single-family residence. The existing home would be renovated and restored, while the remaining parcel would be developed with six new 3-story homes.

Our team has reviewed and consulted a number of city resources and we are confident that rezoning this property is not only consistent with city-wide objectives, but furthers the long-term vision for responsible growth. Specific to the first two Planning Standards, the issues of the project being consistent with the purposes, goals, objectives and policies of the City and furthering the purpose statements of the zoning ordinance, we offer the following insights, statements and observations:

A. A map amendment to RMU-35 maintains the intent of the original CN zoning. The CN zone is meant to provide small commercial uses within a predominantly single-family residential neighborhoods. The RMU-35 zone allows and encourages commercial uses while also acknowledging the benefit of maintaining a residential presence.

By allowing both residential and commercial occupancies, the proposed project provides opportunities addressing tomorrow's live/work modes: individual home-ownership with potential for operating a small business out of their own residence. As compared to a traditional commercial project, this idea of "live above your shop" affords a low-barrier of entry for a commercial or retail business and, therefore, a higher chance of long-term success.

- The type of housing proposed blends in with the size, scale and character of the single-family neighborhood while accommodating more housing units in order to create missing middle housing. From the *Growing SLC* document, the first objective is to *review and modify land-use and zoning regulations in order to promote a diverse housing stock, increase housing options, create redevelopment opportunities, while minimizing neighborhood impacts.*
- In the City's *Plan Salt Lake* from 2015, the document identifies an overarching goal of "sustainable growth and development" with several supporting areas of focus needed for successful implementation. One of those areas of focus is entitled "Diverse Mix of Uses" and states: *By creating places with a diverse mix of uses, building types, connections, and transportation options, people have the choice of where they live, how they live, and how they get around. As our City grows and evolves over time, having a diverse mix of uses in our neighborhoods citywide will become increasingly important to accommodate responsible growth and provide people with real choices.*

B. A map amendment to RMU-35 maintains the intent of the original SR-1A zoning. The SR-1A zone is designed to promote single- and two-family residences "that display a variety of yards, lot sizes and bulk characteristics". The RMU-35 zone, again, allows for single-family residences with lot sizes consistent with the SR-1A zoning.

The proposed project creates six new modestly-sized homes to directly address the city's current challenges with the "Missing Middle" housing, a lack of for-sale housing stock and a lack in the range of types of housing available.

This project seeks to offer home ownership in a beautiful, established, walkable neighborhood and intends to do so in a sensitive, respectful way.

This project is located directly on a transit route providing connections to downtown and the University district. The project creates needed density - but in a responsible way. It respects and reinforces the traditional Lower Avenues streetscape and is in concert with the lot sizes found on this block face and throughout the Avenues Historic District. It reduces large areas of concrete, asphalt and multiple curb-cuts, and relies on rear-loaded garages to reduce street congestion.

- The City's most recent Master Plan document, *Plan Salt Lake*, clearly articulates in it's vision statement: *We expect to have true choices about how we live our lives, from what kind of home we live in to how we travel to work, shop, worship or recreate.*
- Further to the point of realizing the City's vision statement, the "Guiding Principles" include: *Growing responsibly while providing people with choices about where they live, how they live, and how they get around, and Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.*
- In late 2015, the City invested in the *Sustainable Salt Lake - Plan 2015* document, which identified as a "Housing Goal": *Promote a diverse and balanced community by ensuring a wide variety of housing types.*
- Specific to the category of "Neighborhoods" in the *Creating Tomorrow Together* document, one of the recommendations: *Neighborhoods should offer a range of housing types, which in turn, offer residents of various income levels choices as to where they might live. The recommendations specific to housing design continues to state: Encourage "neighborhood-friendly housing design" where homes are oriented to the street, parking is placed in the rear, and front yards and porches encourage people to use the street side of their homes for activities.*
- Although the Avenues Master Plan document was adopted in 1987, there are still valuable principles identified which provide guidance on reinforcing the neighborhood character, even with new development. The proposed project intends to preserve the existing, historically significant single-family home through a comprehensive renovation effort. As noted elsewhere in this document, the project's approach removes concrete and asphalt paving, as well as several street curb cuts. The streetscape is then enhanced by continuing the rhythm of street trees and a planted park strip.

RESOURCES UTILIZED

Avenues Master Plan
July 1987

Creating Tomorrow Together
March 1998

Salt Lake City Design Guidelines for New Construction in Historic Districts
December 2012

Plan Salt Lake
December 2015

Sustainable Salt Lake - Plan 2015
December 2015

Growing SLC: A Five Year Plan | 2018-2022
January 2018

Salt Lake City Zoning Ordinance
June 2020 update

PLANNING STANDARD #3

The extent to which a proposed map amendment will affect adjacent properties.

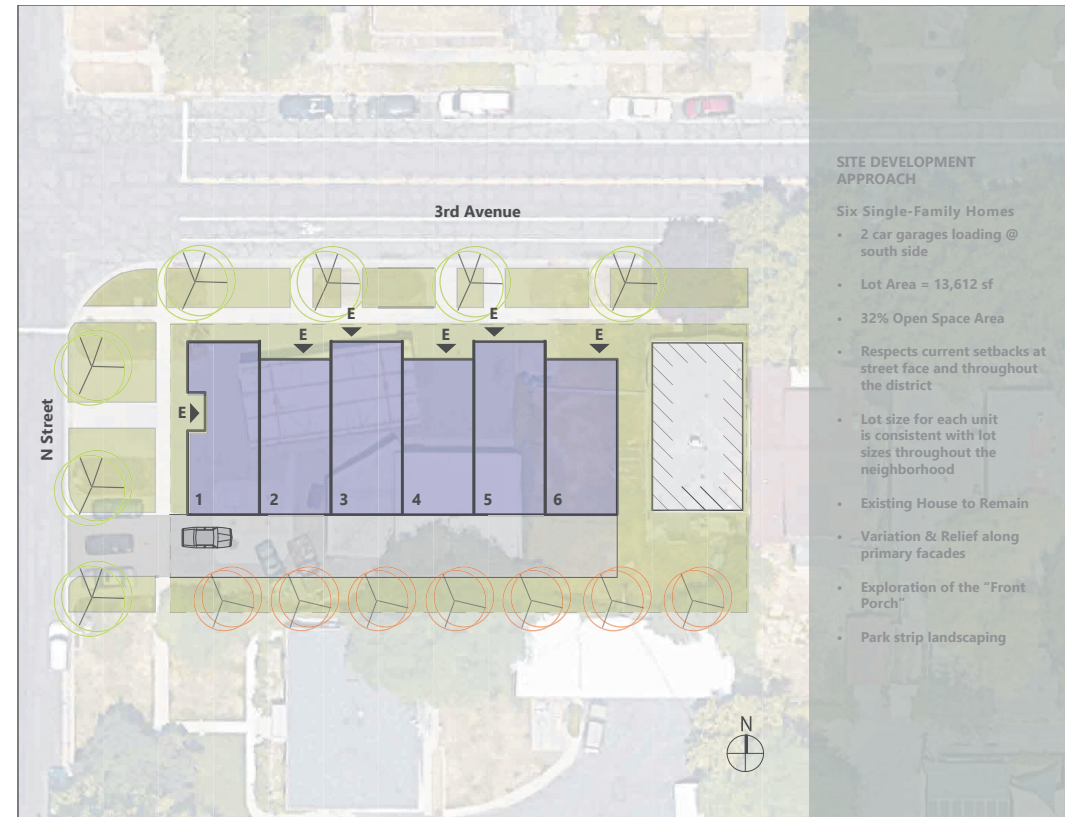
The proposed map amendment will have no negative affect on adjacent properties. While the RMU-35 zoning allows for a variety of uses and configurations, the proposed project associated with our re-zone request seeks to achieve six single-family attached homes. The development creates lot sizes consistent with the neighborhood scale, would add greenery and park strip planting to restore the streetscape. Similarly, the RMU-35 zone allows front, corner and rear yard setbacks that are consistent with the immediate block face, the surrounding blocks and the historic patterns found throughout the greater Lower Avenues district.

- Within the City's 2015 document, *Creating Tomorrow Together*, one of the City's recognized goals for creating stronger neighborhoods is identified as follows: *The ideal neighborhood will be well maintained. Landlords, tenants, and homeowners will share responsibility for keeping properties in good condition. Home ownership will be encouraged where possible. Neighborhoods should contain a variety of housing types, but more units should be owner occupied than renter occupied. This leads to longer term residents and stabilizes property values.*

The site diagram on the adjacent page illustrates, at a conceptual level, our proposed development approach. Six, single-family homes would be developed on the site in a sophisticated, sensitive manner, paying particular attention to scale, materials and sidewalk activation.

Each unit is proposed as a three-story, for-sale home with dedicated 2-car garages loaded from the rear. A richly-planted, 10' wide landscape buffer would be located along the southern edge of the property. The conceptual approach for each unit is to acknowledge the traditional "front porch" typically found throughout the Lower Avenues area. The corner unit would offer opportunities to engage both 3rd Avenue and N Street.

In addition to the rear planting scheme, the service station's multiple, broad concrete drives from both 3rd Ave and N Street are replaced with a dense, but water-conscious, planted park strip and a continuation of the street tree rhythm. Sidewalks at the entire property are re-poured to address cracks and settlement issues that are currently a walking hazard. In the tradition of walk-up brownstones, inviting walks extend from the sidewalk to each unit's "front porch".



PLANNING STANDARD #4

Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards.

PLANNING STANDARD #5

The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

The parcels in question are within the Lower Avenues Historic District and, therefore, any new construction or renovation projects are subject to Historic Landmark Commission review and approval. The applicant understands and embraces a variety of input to achieve a Planning and neighborhood sensitive solution.

A zone amendment to RMU-35 is consistent with the Historic Overlay District in that any construction effort will also have to comply with any additional standards imposed by the historic district requirements. A zone amendment neither supersedes nor restricts any requirements of the historic district, but allows the project to be further defined by virtue of the HLC review process.

The Lower Avenues district is one of low-density development; historically single-family homes and low- to moderate-density apartments and condominiums. The zone amendment does not impose additional constraints on public facilities and services any more than the current SR-1A and CN zones. Specifically, the CN zone allows for a variety of commercial uses which could result in a greater density than allowed by the proposed zone amendment.

As with any new project, upon achieving a formal zone amendment, the applicant will address all of the mandated infrastructure concerns and continue to explore opportunities to support a vibrant, walkable community.

THANK YOU

the

A V E N U E S

DRAWING TITLE
RECORD OF SURVEY
TOPOGRAPHIC

CLIENT CONTACT
OREN HILLEL

860 E. 3RD AVE. & 868 E. 3RD AVE.
LOCATED WITHIN, SALT LAKE
COUNTY, UTAH. A PART OF THE
S.W. 1/4 SEC. 32 T.1 N. ; R.1 E.
S.L.B.&M.

PROPERTY DESCRIPTION
 Parcel # 09-32-379-001
 Commencing at the Northwest corner of Lot 2 Block 24 Plat G Salt Lake City Survey; Running thence South 82.5 feet; Thence East 99 feet; Thence N 82.5 feet; Thence West 99 feet to the point of beginning.
 Containing 4/1 Acres

Parcel # 09-32-379-002
 Commencing at the Northeast corner of Lot 3 Block 24 Plat G Salt Lake City Survey; Running thence West 4 Feet; Thence South 5 Rods; Thence East 4 Rods; Thence N 5 Rods to the point of beginning.
 Containing 15.89 4/1 Acres

SURVEYORS NARRATIVE

This Survey was performed at the request of Oren Hillel for the purpose to locate contours and elevations of the ground in relationship to the intended positioning of this lot. Also for the possible purpose of lot sales, future building and landscaping. During the course of the survey there was an area of encroachment discovered along the East boundary line of parcel # 09-32-379-002 said encroachment is a wood fence that crosses the boundary line by approx. 1.4'. It is advised for the client to approach the land owner and resolve this encroachment before land sales or development.

The information was derived from the found lead street monumentation and utilized on the survey as N 89°58'00"W as shown on Plat G Salt Lake City Survey. Survey also coincide with lead property corners found as well as survey 2006.06.05/07 on file with the official records of Salt Lake City by McNeal King.
 Shown are Two foot Contours Highlighted at Ten foot Intervals as labeled. Found rebar, platelines and street monumentation have been used, utilized and shown on this survey. The elevation base is determined by the field G.P.S. Projection Based on Utah North NAD 1983 Projection then rounded off to the nearest 10 foot mark for a more efficient bench mark base. The project bench mark is 4530.00 ± Found Sewer manhole at intersection of 3rd Ave. and N Street as shown.

NOTE:

1. Surveyor has made no investigation or independent search for encumbrances of record encumbrances restrictive covenants ownership title evidence, or any other facts, conflicts, or discrepancies which may be disclosed by the details of a current title insurance policy.
2. See city and county planning and zoning maps for information regarding setback, side yard, and rear yard instances as well as other building, use restrictions and requirements.
3. Utility pipes, wires etc. may not be shown on this map. Utility locations shown here are as per Bluestake at the time of this survey. Contractors builders and excavators shall verify the location of all existing utilities prior to construction, and/or excavation. Contact blue stakes and refer to utility maps for additional information.
4. It was relayed to this office that the existing structure's on Parcel # 09-32-379-001 were to be demolished, this survey has taken this into consideration and the accuracies of the improvements on said lot are not exact.

SURVEYORS CERTIFICATE

I, R. Shane Johnson, do hereby certify that I am a Professional Land Surveyor, holding certificate No. 7072114, as prescribed under the laws of the State of Utah, and that I have made a survey of the described tract of land as shown on this plan and that this survey retraces lot lines and may have adjusted said lot lines to outside with found evidence and other interpretations based from ground measurements and found records. Furthermore I recognize that other unwritten rights of ownership or lines of possession may exist, I do not imply to certify any of these rights, unless agreed upon by the appropriate parties.

REVISIONS:

REV #	DESCRIPTION	DATE

JOHANSON SURVEYING
 PROFESSIONAL LAND SURVEYORS
 SURVEY DESIGN SEPTIMA PLANNING

P.O. BOX 19341
 SALT LAKE CITY, UTAH 84119
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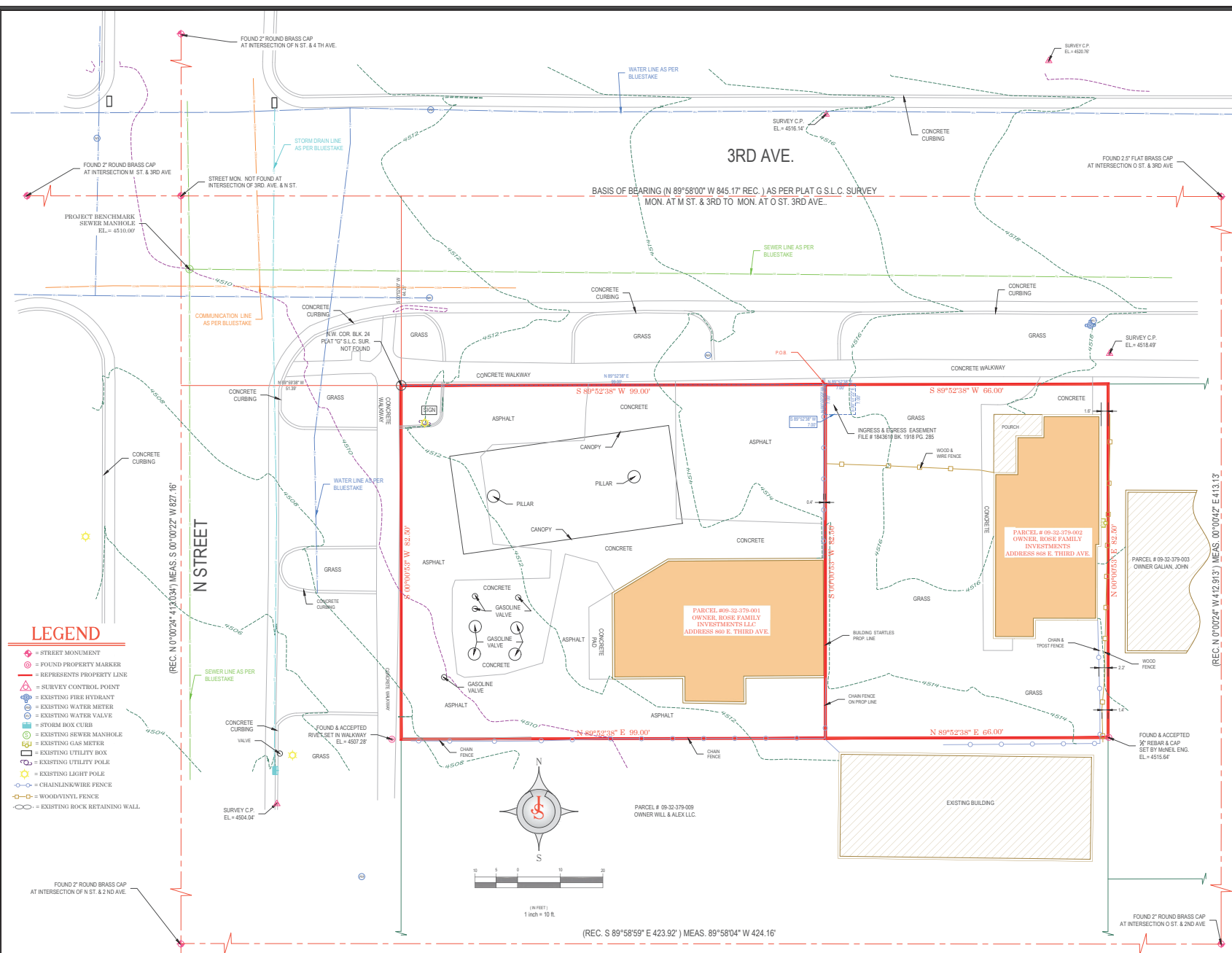
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This drawing is and at all times remains the exclusive property of Johanson Surveying shall not be used with out complete authorization and written support.

DATE	PROJECT NO.
09.29.2023	S-20-118



SHEET-1



ATTACHMENT D: Master Plan Policies

Avenues Master Plan

The subject property is located within the Avenues Master Plan (adopted July 1987) and is designated in the future land use map as “Business/Commercial”.

The land use goal of that master plan is to:

Preserve the residential character and existing land use patterns in the Avenues Community. Special emphasis should be placed on regulating foothill development and preserving the historically significant sites and districts.

Relevant land use recommendations to this proposal include a general policy that *additional zoning changes to accommodate higher density multiple-family dwellings in the Avenues are not desirable or needed, and that no immediate need exists for additional business property.* The plan indicates that *additional retail services may eventually be needed.* However, it recommends that *changing zoning to accommodate new retail service should not be made until Avenues residents express the need for additional retail shopping* and specific criteria should be considered in the decision.

The historic preservation goal is also relevant to this proposal:

Encourage preservation of historically and architecturally significant sites and the established character of the Avenues and South Temple Historic Districts.

Staff Discussion: The proposed rezone will continue to allow residential uses on the two properties but could alter the existing land use pattern of the neighborhood. The difference between the current zoning and the proposed is that for 860 E 3rd Avenue multifamily would be allowed without any commercial component, and for 868 E 3rd Avenue multifamily and commercial uses would be allowed. Because these properties are located in the Avenues Local Historic District and there are tools in place for historic preservation, new land uses and new development would not diminish the character of the area. The overlay district requires compatibility in the design of new buildings and modifications to existing, which ensures the appropriate scale, size and form of structures.

Plan Salt Lake

This citywide master plan adopted in 2015 provides a vision and policies for the future of Salt Lake City. The following principles and initiatives are relevant to this project:

Guiding Principle: *Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.*

Initiative:

- *Maintain neighborhood stability and character.*

Guiding Principle: *Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.*

Initiative:

- *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
- *Encourage a mix of land uses.*
- *Promote infill and redevelopment of underutilized land.*

Guiding Principle: Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.

Initiative:

- Increase the number of medium density housing types and options.
- Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.
- Enable moderate density increases within existing neighborhoods where appropriate.

Guiding Principle: Maintaining places that provide a foundation for the City to affirm our past.

Initiative:

- Preserve and enhance neighborhood and district character.
- Balance preservation with flexibility for change and growth.

Guiding Principle: A balanced economy that produces quality jobs and fosters an innovative environment for commerce, entrepreneurial local business, and industry to thrive.

Initiative:

- Support the growth of small businesses, entrepreneurship and neighborhood business nodes.

Additionally, the proposal relates to several sustainable growth & development concepts outlined in the master plan, including:

- **Diverse mix of uses:** By creating places with a diverse mix of uses, building types, connections, and transportation options, people have the choice of where they live, how they live, and how they get around. As our City grows and evolves overtime, having a diverse mix of uses in our neighborhoods citywide will become increasingly important to accommodate responsible growth and provide people with real choices.
- **Density:** Density and compact development are important principles of sustainable growth, allowing for more affordable transportation options and creating vibrant and diverse places. Density in the appropriate locations, including near existing infrastructure, compatible development, and major transportation corridors, can help to accommodate future growth more efficiently. This type of compact development allows people to live closer to where they work, recreate, shop, and carry out their daily lives, resulting in less automobile dependency and greater mobility.
- **Compatibility:** Compatibility of development generally refers to how a development integrates into the existing scale and character of a neighborhood. New development should be context sensitive to the surrounding development, taking into account the existing character of the neighborhood while providing opportunities for new growth and to enhance the sense of place.

Staff Discussion: As discussed above, the rezone would not negatively impact the character of the neighborhood. The proposal would however increase the development potential of the properties, which could result in a land use that is more compatible with adjacent uses, serviced by existing infrastructure, and with potential to be people-oriented. The allowance of multifamily uses would provide a moderate increase in density that is appropriate for the area, especially considering the HLC authority over the historic district. The historic preservation review required for new

construction and modifications of the properties would help to preserve the character of the area, ensuring compatibility while allowing flexibility for growth. The proposed zoning allows for a mix of land uses and would help support this neighborhood node and the city's economy.

ATTACHMENT E: Existing Conditions & Development Standards

860 E 3rd Avenue					
Development standard	Existing conditions	CN	Complies	R-MU-35	Complies
Land Use	Gas station/ Minor Auto repair	Prohibited/ Conditional	No	Prohibited	No
Lot Area	8,168 sq ft	16,500 sq ft max.	Yes	5,000 sq ft min. for conditional use	Yes
Height	~15'	25'	Yes	20' nonresidential	Yes
Yard setback:					
Front/ Corner	~ 10' and 8.5'	15' min., 25' max. for 65% of façade	No	5' min., 15' max.	Yes
Interior	~0.5'	None	Yes	None	Yes
Rear	~7.5'	10'	No	25% of lot depth, 30' max.	No
Landscape Buffer	None	7' if abutting residential district	No	10' if abutting single/two- family residential district	No
Parking setback	None	30' or behind structure	No	Not permitted in front/corner	No
Open Space	None	None	Yes	20%	No

868 E 3rd Avenue					
Development standard	Existing conditions	SR-1A	Complies	R-MU-35	Complies
Land Use	Single-family dwelling	Permitted	Yes	Permitted	Yes
Lot Area	5,449 sq ft	5,000 sq ft min.	Yes	2,500 sq ft min. for single- family detached	Yes
Lot Width	66'	50'	Yes	25' for single-family detached	Yes
Height	~23'	23'	Yes	35' residential	Yes
Yard setback:					
Front	~7'	Existing	Yes	5' min., 15' max.	Yes
Interior	~45' and 1.6'	4' and 10'	No	10' if abutting single/two- family residential district	No
Rear	~22'	25% of lot depth, 15' min., 30' max.	Yes	25% of lot depth, 30' max.	Yes
Lot Coverage	~25%	40%	Yes	None	Yes
Landscape Buffer	None	None	No	10' if abutting single/two- family residential district	No
Open Space	65%	None	Yes	20%	Yes

Land use comparison:

Use	SR-1A	CN	R-MU-35
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P
Adaptive reuse of a landmark site	C ⁸	P	P
Alcohol, bar establishment (2,500 square feet or less in floor area)		C ^{10,11}	C ⁹
Alcohol, brewpub (2,500 square feet or less in floor area)			C ⁹
Animal, veterinary office		C	C
Art gallery		P	P
Artisan food production (2,500 square feet or less in floor area)		P ²⁴	P ³
Bed and breakfast		P	
Bed and breakfast inn		P	
Bed and breakfast manor		C ³	
Clinic (medical, dental)		P	P
Commercial food preparation		P	P
Community garden	C	P	P
Crematorium			C
Daycare center, adult		P	P
Daycare center, child	C ²²	P	P
Daycare, nonregistered home daycare	P ²²	P ²²	P ²²
Daycare, registered home daycare or preschool	P ²²	P ²²	P ²²
Dwelling, accessory guest and servant's quarter		P	
Dwelling, accessory unit	P		P
Dwelling, assisted living facility (large)			C
Dwelling, assisted living facility (limited capacity)	C		P
Dwelling, assisted living facility (small)			P
Dwelling, group home (large) ¹⁴			C
Dwelling, group home (small) ¹⁵	P		P
Group home (small) when located above or below first story office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage ¹⁸		P	
Dwelling, manufactured home	P		P
Dwelling, multi-family			P
Dwelling, residential support (small) ¹⁷			C
Dwelling, rooming (boarding) house			C
Dwelling, single-family (attached)			P
Dwelling, single-family (detached)	P		P

Dwelling, twin home and two-family	P		P
Eleemosynary facility	C		C
Financial institution		P	P
Funeral home			P
Governmental facility	C		C
Government facility requiring special design features for security purposes		P	
Home occupation	P ²⁴	P ²³	P ²⁴
Laboratory (medical, dental, optical)			P
Library		P	C
Mixed use development		P	P
Mobile food business (operation on private property)		P	P
Municipal service use, including City utility use and police and fire station	C		C
Museum		P	C
Nursing care facility			P
Office			
Office, excluding medical and dental clinic and office			P
Open space		P	
Open space on lots less than 4 acres in size	P		P
Park	P	P	P
Parking, off site (to support nonconforming uses in a residential zone or uses in the CN or CB Zones)		C	C
Parking, park and ride lot shared with existing use	P		P
Place of worship on lots less than 4 acres in size	C	P	C
Reception center			P
Recreation (indoor)		P	P
Recycling collection station		P	
Restaurant		P	P
Retail goods establishment		P	P
Retail goods establishment, plant and garden shop with outdoor retail sales area		P	P
Retail service establishment		P	P
Furniture repair shop		C	
Reverse vending machine		P	
Sales and display (outdoor)		P	
School, music conservatory			C
School, professional and vocational			C
School, seminary and religious institute	C		C
Seasonal farm stand		P	P

Studio, art		P	P
Temporary use of closed schools and churches	C ²³		C ²³
Theater, live performance			C ¹³
Theater, movie			C
Urban farm	P	P	P
Utility, building or structure	P ⁵	P ²	P ⁵
Utility, transmission wire, line, pipe or pole	P ⁵	P ²	P ⁵
Vehicle, Automobile repair (minor)		C	

** Uses marked with a footnote have qualifying provisions.*