

SALT LAKE CITY ORDINANCE

No. 20 of 2004

(Amending the Northwest Community Master Plan)

AN ORDINANCE AMENDING THE NORTHWEST COMMUNITY MASTER PLAN, PURSUANT TO  
PETITION NO. 400-03-18.

WHEREAS, the Planning Commission and the City Council have held public hearings as required by the  
Utah Code; and

WHEREAS, the City Council finds that it is appropriate and in the best interests of the City to amend the  
Northwest Community Master Plan as set forth herein.

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

SECTION 1. Amendment. The Northwest Community Master Plan shall be and hereby is amended,  
pursuant to Utah Code Annotated § 10-9-303, as set forth in the amendments attached hereto as Exhibit "A".

SECTION 2. Effective Date. This ordinance shall take effect immediately upon its first publication.

SECTION 3. Public Record. The City Recorder is hereby directed to retain three certified copies of the  
amended Northwest Community Master Plan for the public record.

Passed by the City Council of Salt Lake City, Utah, this 1<sup>st</sup> day of June, 2004.

Bill No. 20 of 2004.

Published: June 7, 2004.

**Attachment A**

Address	Sidwell Number	Existing Land Use	Existing Land Use Designation	Proposed Land Use Designation
766 N Redwood Rd	08-27-452-006	SF Residence	Low Density Residential	Commercial

752 N Redwood Rd	08-27-452-007	SF Residence	Low Density Residential	Commercial
732 N Redwood Rd	08-27-452-008	SF Residence	Low Density Residential	Commercial
728 N Redwood Rd	08-27-452-009	SF Residence	Low Density Residential	Commercial
1640 W 700 North	08-27-785-035	SF Residence	Low Density Residential	Commercial
1632 W 700 N	08-27-452-046	SF Residence	Low Density Residential	Commercial
1616 W 700 N	08-27-452-038	SF Residence	Low Density Residential	Commercial
1614 W 700 North	08-27-452-039	Vacant	Low Density Residential	Commercial
1612 W 700 N	08-27-452-040	SF Residence	Low Density Residential	Commercial
706 N Riverside Dr	08-27-785-045	Vacant	Low Density Residential	Commercial

**NORTHWEST COMMUNITY MASTER PLAN  
COMMERCIAL LAND USE TEXT  
PROPOSED AMENDMENTS**

**Commercial/Industrial Development**

Within the last decade, national attention has focused on commercial revitalization as a means to reverse neighborhood decline. Cycles of neighborhood decline occur in commercial as well as residential areas. Commercial services in the Northwest Community are discussed in this section of the plan.

### **Neighborhood Commercial**

Neighborhood commercial areas in the Northwest Community consist of one concentrated business center located at 700 North and Redwood Road and four-corner sites located elsewhere in the community. Street corner development is scattered throughout the community. These convenience commercial centers provide easily accessible service to community residents. Services, such as, small retail shops, restaurants, and barber shops make up this category. However, the increasing drawing power of regional shopping centers and easy access to transportation facilities are inducing people to shop outside their neighborhood.

Historically these areas have served economic and social functions in support of overall neighborhood activities. The Northwest Community must combat the decline of neighborhood commercial areas to ensure necessary services.

### **Revitalization Issues**

Certain issues need to be addressed in a neighborhood commercial revitalization process. Selection of target areas, establishment of general support for public/private partnerships, encouragement for neighborhood participation, initiation of planning and design, coordination of financing and leveraging, and creation of an ongoing management framework are a few.

The City can help a great deal by initiating a neighborhood commercial redevelopment strategy. To be successful, such a strategy must involve both City and private community interests. Proper and updated site design standards and urban design guidelines are a must in order to ensure commercial activities are of an appropriate character that do not disrupt surrounding residential uses. Urban design guidelines for commercial areas are discussed in the Urban Design section of this plan.

## Neighborhood Commercial Revitalization Areas

Area	Activity
500 N.- 1300 W.	No expansion, improve buffers, and long range convert to low density residential use. Rezoning and redevelopment should be supported.
600 N.- 1200 W.	Provide buffers and landscaping along property lines, plant street trees in the parking strip, screen garbage receptacles, and support renovation and redevelopment.
1000 N. -1400 W.	Extend landscaping in setback areas to include signs and utility poles, remove illegal signage and support facade and design theme renovation.
1000 N. - 900 W.	Support renovation, redevelopment and revitalization, provide appropriate landscaping, improve parking and ingress/egress traffic movement. Clean up scattered signs, improve signage, extend landscaped area in setbacks to include signage and utility poles, and general clean up of properties. Provide adequate buffers for residential uses.
700 N.- Redwood	Provide adequate landscaped buffers along rear property line, provide additional landscaping in the required setbacks, and support facade renovation and a signage program. Improve parking lot and support intensification of commercial uses on this site.

Revitalization efforts of neighborhood business areas must address the following elements:

- Street and streetscape improvements;
- Building and façade renovation;
- Signage and landscape buffers;
- Provisions for expansion of existing commercially zoned areas where appropriate.

Streetscape elements most in need of improvement are sidewalks, curb cuts, parking strips, landscaped setbacks and general maintenance. Parking strips must be maintained with landscaping. Street tree planting is necessary to soften the harsh environment presented by parking lots associated with commercial uses. Excessive curb cuts add confusion to people using the facilities. Minimizing curb cuts and providing an internal circulation system within the parking lots of adjacent buildings would improve the urban design features of these neighborhood commercial centers.

Often all a building needs is a face lift. Merchants could sponsor an effort to dress up building facades through revolving loan funds and other means. Other ideas should be explored.

We must face the fact, however, that not all neighborhood businesses are going to be successful no matter what measures are taken. Sometimes alternative uses such as housing or office space must be evaluated as replacement land uses.

### **Redevelopment Sites**

Five sites for potential neighborhood commercial revitalization or redevelopment are listed on the table in this section.

### **Neighborhood Commercial Expansion.**

The City must carefully assess the impacts before allowing new commercial uses or expansion of existing commercial uses within residential areas. Enough land is already commercially zoned to provide adequate services to the community in the future.

However, certain areas of the community lack neighborhood commercial services. For these areas additional commercial zoning may be required. An analysis of existing neighborhood commercial uses and their respective service areas shows that certain residentially zoned areas within the community do not fall in any neighborhood commercial trade area. These areas are the Westpointe development and the residentially zoned areas north of the Rose Park golf course. The long range need for additional commercial zoning should be focused in this area.

Fully developed areas presently have enough commercial uses and commercial buildings available to provide adequate neighborhood commercial services. Certain areas now zoned for commercial uses consist of residential land uses. In order to discourage small scale strip commercial development these areas should be rezoned to an appropriate residential zoning classification (see Land Use Conflict section).

To meet commercial land use demand of projected population and employment levels for the year 2005, an additional 25-30 acres of unused land would need to be developed for neighborhood commercial uses. Enough vacant appropriately zoned acreage exists within the community to meet projected demand. However, a concern for future commercial needs is whether this commercial land is appropriately located to service future development patterns and demand. Also, some future demand requirements may be met through the increased development of certain existing commercial areas, in particular, the commercial complex on the northwest corner of 700 North and Redwood Road.

Other issues in residential to commercial rezoning requests are the presence of neighborhood

demand and support for proposed commercial uses. Also, whether the commercial expansion is merely taking advantage of purchasing lower cost residential property and rezoning to commercial use. The question must be asked, "Is there other appropriately zoned property for development or redevelopment of commercial activity?" These concerns should be part of the decision making process in considering future residential to commercial rezoning requests in the Northwest Community.

As stated future additional neighborhood commercial uses are anticipated in the community either through expansion or new development. The following parameters are established to assist the decision making process in the provision of commercial services to future residents. These parameters should be used as a guideline in considering future requests for zoning changes for commercial uses within the community. The following criteria are provided for evaluating commercial rezoning requests.

- There must be a need for the proposed business project and documented community and neighborhood support. Property owners must address the issue of business need in the whole city perspective and why the proposed site is the best location with regard to the best interest of the community and the City.
- Property must be located on a street that can accommodate the additional traffic. Minimum location criteria would be on a collector street.
- The site must be large enough for adequate open space and parking without overcrowding the lot.
- Business projects must be of a density, design and scale that would not negatively impact neighboring residential properties.
- No exceptions should be granted to required landscaped setbacks or landscaped buffers between commercial uses and abutting residential uses. Reduction in parking requirements should not be granted.
- ~~Signage should be limited to a pedestrian scale.~~
- Commercial expansion should be new construction only not conversion of residential structures to commercial uses.
- Hours of operation, facilities for deliveries and night time lighting should not impact surrounding residents.
- Rezoning, when appropriate, should be conditional.

~~Conditional rezoning would require that new commercial property develop closer to more restrictive surrounding districts. This transitional action allows some expansion while deterring potential strip development. (However, conditional rezoning is not allowed under State statutes. The City should make a concerted effort to amend State codes to allow for conditional rezoning.)~~

### **700 North Redwood Road Commercial Expansion**

**The development of low-intensity, neighborhood oriented commercial land uses on the northeast section of 700 North and Redwood Road is appropriate. To ensure new commercial land uses do not negatively impact the existing residential land uses to the north and east and to ensure an orderly transition of this area from residential to commercial, certain criteria should be met as part of any new commercial development proposal. The criteria should be as follows:**

- **The area along Redwood Road between 728 and 766 North and the area along 700 North between 1612 and 1640 West should only be rezoned for a project that comprehensively addresses these properties as one commercial development project. This will ensure that efforts to minimize the number of access points onto Redwood Road and 700 North are considered. It will also ensure a cohesive design within the new commercial development and prevent the isolation of existing residential land uses within the commercial development area.**
- **New commercial development should provide well designed pedestrian circulation paths on site as well as consider the pedestrian traffic pattern in the vicinity especially relating to activity at Riverside Park, Backman Elementary School and the Jordan River Parkway.**
- **New commercial development should comply with the underlying zoning district regulations relating to the size of buffering, location of on-site lighting, hours of operation and delivery and location of delivery docks and dumpsters to minimize impacts to adjacent residential land uses.**
- **The City should not support a reduction in the size of the required landscape buffers or on-site parking for new commercial development.**
- **Signage for new commercial development should be appropriate for the type of commercial development and consider neighborhood scale signage where appropriate.**
- **New commercial development should take place in new structures; not within existing residential structures.**

### **Community Commercial Services**

In the Northwest Community there is an older industrial area with potential for redevelopment situated between Interstate 215 and Redwood Road south of North Temple Street. The transportation access is excellent.

It is anticipated that the future land use in this area will contain some industrial uses and changes toward more commercial oriented land uses. The area of Redwood Road and North Temple Street should also receive future development pressures for office construction related to the implementation of the States' Office Campus complex. Development of a community level shopping center is another possible land use for this area. Such a center would serve both the Northwest Community and the West Salt Lake Community. The desired future land use would see the trucking terminals relocate to the newer industrial areas of the City, along with the elimination of the railroad tracks that cross Redwood Road at South Temple Street. Replacement land use should be similar to commercial uses that have recently developed in this area, particularly uses that support the numerous motel developments.

Within this area the private sector should assemble the land and redevelop the properties, but the City could provide such economic development incentives as industrial revenue bonds. Possible use of land assembly through the City Redevelopment Agency should be considered in redeveloping this area.

The development of the State office complex and the proximity to the Northwest and West Salt Lake Communities requires that the area redevelop with land uses that are compatible with the surrounding residential uses.

### **North Temple - Commercial Strip**

North Temple Street between Interstate 15 and the International Airport is a commercial strip that borders the southern edge of the Northwest Community. North Temple Street is a gateway into Salt Lake City. The dual function of North Temple as a gateway and commercial strip creates certain conflicts with the urban design elements of this corridor. These two distinct functions need to be unified into a single urban design characteristic that serves both Salt Lake City and the adjacent communities. In this section of the master plan general development guidelines are identified that will guide North Temple's future development, which is a blend of these distinct functions. Because North Temple functions as an arterial street, a commercial strip, and "gateway" into the Central Business District, this corridor must not be allowed to deteriorate.

Certain factors will impact the future development of North Temple Street. Most of the commercial uses along North Temple are tourist related, however, with the completion of Interstate 80 the demand for tourist related commercial uses will likely drop. Expansion of the State Fairpark and development of the State office complex at Redwood Road and North Temple will bring about additional development pressures along North Temple Street for related supportive commercial uses.

Strip commercial development should not be allowed to expand into the residential areas to the



north. Intrusion of commercial uses along side streets would severely effect residential areas and should not be allowed. (Expansion does not refer to increasing the depth of C-1 zoning to accommodate development along North Temple.)

Enforcement of the Commercial C-1 zoning regulations is required to protect surrounding residential areas along North Temple Street. Strict code enforcement to control signs, land uses and setbacks is needed. Particularly, code enforcement needs to be ' maintained with respect to auto rental agency uses converting to illegal used car lots.

Presently the North Temple commercial strip is zoned Commercial C-1. The basic elements determining the urban design character of this zone is a required 15 foot landscaped front yard setback and a height limitation of 2 stories. However, when a C-1 abuts a zone with a less restrictive height allowance, the C-1 can take on the height characteristics of the less restrictive zone. In other words, buildings constructed in this situation could far exceed the 2 stories normally allowed. This is disruptive to the low level character of the North Temple commercial frontage. New development along the North Temple strip should be required to step back building heights in excess of two stories. Buildings on the north side of North Temple should develop within a solar envelope that will protect residential properties from shadow impacts and provide a smooth transition of scale. Since North Temple is a gateway to Salt Lake City certain design elements and characteristics need to be provided and maintained that reflect the streets status as a gateway. Urban design guidelines are discussed in the Urban Design section of this plan and the Salt Lake City Urban Design Element.

The Northwest Community Master Plan Update identifies certain objectives designed to guide the development of this area. It recommends that a specific plan be prepared to establish definitive design and development criteria and standards. A specific plan is a plan applicable to small geographical areas with unique characteristics. The specific plan should contain the policies, standards and regulations which provide controls or incentives for the systematic implementation of the plan.

The specific plan should address an array of issues, including sign control, building setbacks, building heights, lot coverage, landscape standards, parking and land uses. Identified in the plan would be the applicable zoning codes for the North Temple commercial strip.

The planning process of developing a specific plan will allow an opportunity to obtain input from citizens, property owners and businesses. Input from these groups is necessary because of the unique characteristics of the North Temple strip.

SALT LAKE CITY ORDINANCE  
No. 26 of 2000  
(Rezoning Properties Located at the Northeast Corner  
of 700 North and Redwood Road)

AN ORDINANCE REZONING PROPERTIES LOCATED AT THE NORTHEAST CORNER OF 700 NORTH AND REDWOOD ROAD, FROM RESIDENTIAL (R-1-5000) TO COMMUNITY BUSINESS (CB), PURSUANT TO PETITION NO. 400-99-34.

WHEREAS, the City Council of Salt Lake City, Utah has held public hearings before its own body and before the Planning Commission, and has taken into consideration citizen testimony, filing and demographic detail of the area, the long range general plans of the City, and any local master plan as part of its deliberations. Pursuant to these deliberations, the City Council has concluded that the proposed change of zoning for the properties located at the Northeast corner of Redwood Road and 700 North is appropriate for the development of the community in that area; and

WHEREAS, the petitioner has agreed to pay a housing loss mitigation payment to the City in accordance with the City's housing loss mitigation ordinance, due to the anticipated destruction of several residential buildings located on the properties;

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

SECTION 1. That the properties located at 1690 West 700 North, 1654 West 700 North, 1652 West 700 North, 714 North Redwood Road and 726 North Redwood Road, which are more particularly described on exhibit "A" attached hereto, shall be and hereby are rezoned from Residential (R-1-5000) to Community Business (CB)

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 of zoning districts, shall be and hereby is amended consistent with the rezoning identified above.

SECTION 3. Amendment of master plan. To the extent necessary, the Northwest Community Master Plan

shall be and hereby is amended consistent with the rezoning set forth herein

SECTION 4. Conditions. This rezoning is subject to the following conditions: (1) approval of the final design by the Salt Lake City Planning Director prior to issuance of a building permit; (2) submission of a traffic study and subsequent approval of traffic plans by the Salt Lake City Transportation Division; (3) the issuance of demolition and building permits for the properties; and (4) the payment of a housing loss mitigation fee to Salt Lake City Corporation in the amount of \$40,290, due to the projected destruction of several residential buildings currently existing on the properties.

SECTION 5. Effective Date. This ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder. The City Recorder is instructed not to record or publish this ordinance until the conditions identified above have been met as certified by the Salt Lake City Director of Community and Economic Development

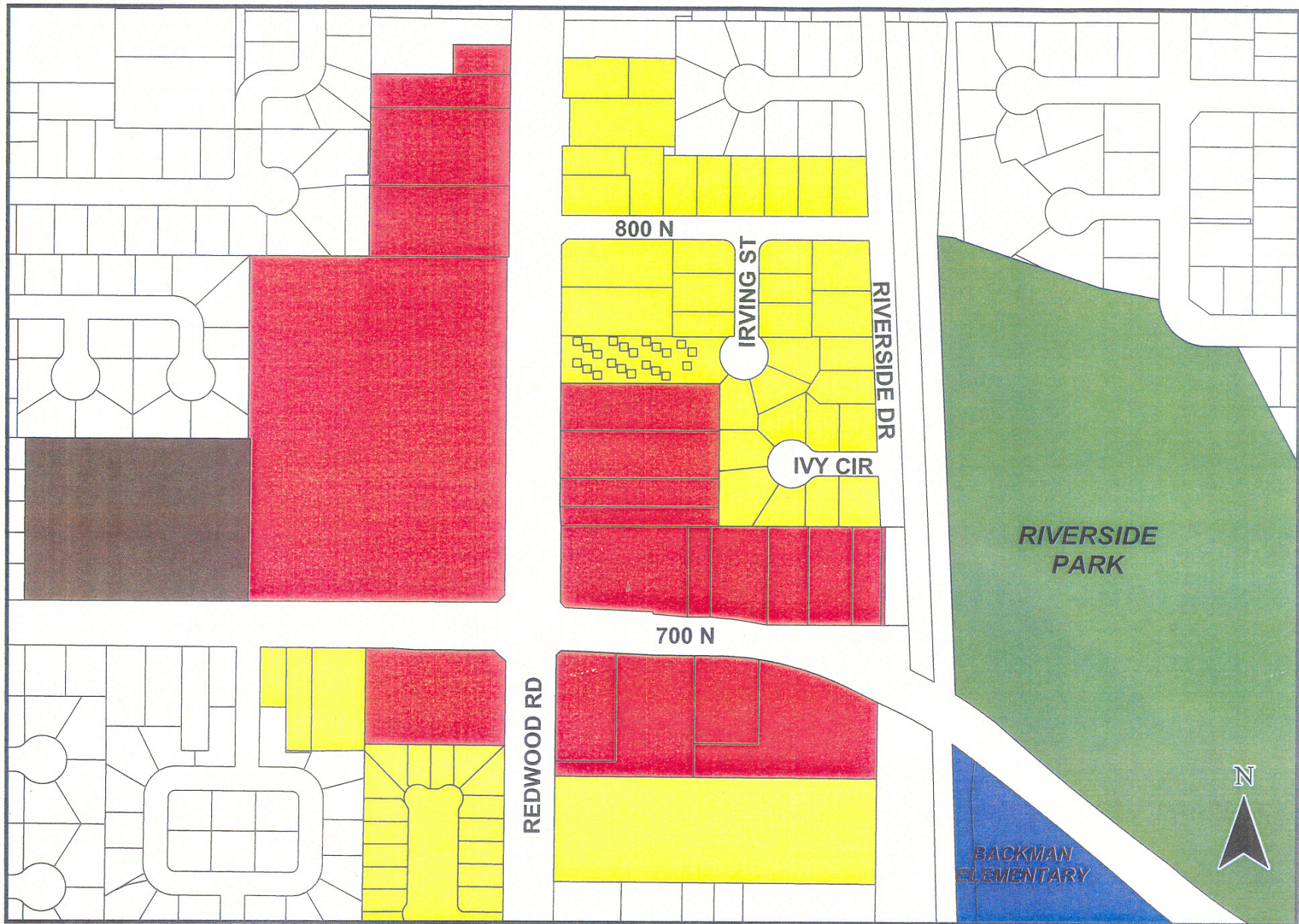
SECTION 6. Time. If the conditions identified above have not been met within one year from the date of this ordinance, the City Recorder is instructed not to record or publish this ordinance which shall become null, void and have no effect. For good cause shown, the City Council may, by resolution, extend the time period for satisfying the conditions identified herein.

Passed by the City Council of Salt Lake City, Utah, this 2nd day of May, 2000

Bill No. 26 of 2000.

Published: \_\_\_ has conditions \_\_\_.





Future Land Use

