



Information Sheet

Petition // FR-3 to FB-UN1 Zoning and Master Plan Amendment

Address // 675 N F Street

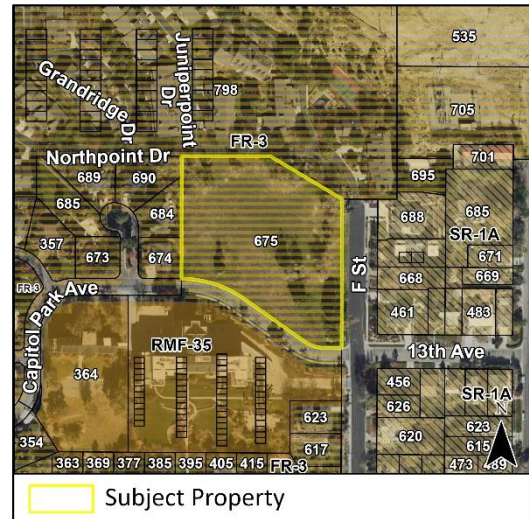
Request Type // Zoning Map (Rezone) and Master Plan Amendments

Petition No. // PLNPCM2020-00334/00335

Applicant // Peter Gamvroulas, representing Ivory Development

Request Summary

Peter Gamvroulas, representing Ivory Development, has initiated a petition to amend the zoning map and master plan designation for the property at 675 N F Street. The applicant is requesting to change the zoning of the property from the FR-3/12,000 “Foothills Residential District” to the FB-UN1 “Form Based Urban Neighborhood 1” zoning district. Both zones primarily only allow for low-scale residential development but have differing regulations for such development, including regulations on allowed housing types, setbacks, and building design. The FB-UN1 zone allows for single-family detached, single-family attached (row house), and two-family/duplex dwellings. The FR-3/12,000 zone only allows single-family detached dwellings.



The current *Avenues Community Master Plan’s* Future Land Use map (adopted in 1995) matches the current zoning designation of FR-3/12,000. The applicant is requesting that the Future Land Use map be amended to a designation that aligns with the proposed FB-UN1 zoning.

The property is currently vacant and is approximately 3.2 acres in size. Under the current FR-3/12,000 zoning, the property could be developed for 11 single-family detached homes.

The applicant has provided a narrative explaining their request and has included a concept plan with their petition showing a conceptual design scenario under the proposed FB-UN1 zoning. These are included in the Attachments section below.

Key Facts

The FR-3/12,000 and FB-UN1 both primarily only allow for low-scale residential development.

Both zones have similar height allowances, allowing up to 28' in the FR-3 zone and 30' (limited to 2.5 stories) in the FB-UN1 zone.

Use and density regulations differ between the two zones:

- The FR-3 zone is a single-family residential zone, allowing for one single-family detached dwelling per 12,000 square feet of land. The property is approximately 139,392 square feet in size, allowing for up to 11 single-family detached homes to be built on the property.



- The FB-UN1 zone allows for single-family detached, two-family, or single-family attached (row house/townhome) development. The zone regulates development primarily by building form rather than use or density. Building forms include the “urban house” (single-family appearance but up to two units), “two-family” (two units/duplex), “cottage” (small single-family dwellings), and “row house” (single-family attached) forms. Each building form has a different lot size requirement, ranging from 1,500 square feet to 3,000 square feet per building form. The number of units per square feet of land (density) will vary depending on the mix of building forms and dwelling units per building form, but the resulting density allowance is higher than the FR-3 zone.

Lot width requirements also differ. The FR-3 zone requires 80' of lot width for a single-family dwelling, whereas the FB-UN1 zone ranges from a minimum of 15' to 30' depending on building form.

Front setbacks in both zones are required to be the average setback of a block face. If there is no existing block face setback, the FR-3 zone requires a min. 20' front setback versus a min. 10' in the FB-UN1 zone.

The FR-3 zone has several unique regulations intended to reduce the visual impact of development in the foothills, including grade change limitations, driveway location limits, and roof/exterior color restrictions. It also has special allowances for additional building height on steep grades.

Both zones allow for one accessory dwelling unit (ADU) in addition to single-family detached dwellings on a property. In the FB-UN1 zone an ADU is also allowed in addition to two-family detached dwellings.

Compilations of the zoning regulations for each zone and their associated land use tables are located as an attachment below.

Review Criteria

The City’s Planning Staff will evaluate the proposal against adopted policies and regulations and provide a recommendation to the Planning Commission. The below are criteria used to analyze a proposed zoning amendment:

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.



Existing Applicable City Plans

In evaluating a rezoning proposals City staff evaluates the proposal against applicable adopted City Master Plan documents. This zoning proposal is located in the City's [Avenues Community Master Plan](#) (1987) and will be analyzed with regard to the policies in that plan. That plan can be downloaded here:

The Future Land Use map and associated designations in that plan generally match the current zoning, but the map in that plan was officially superseded by the zoning map in 1995. The zoning map currently serves as the Avenues Future Land Use map, rather than the map in that document. The applicant is requesting to amend the "Future Land Use" map to a designation that aligns with their proposed FB-UN1 zoning designation.

City Staff also evaluates the proposal against applicable Citywide Master Plans, including Plan Salt Lake and the City's Five Year Housing Plan.

Zoning Amendment Public Process and Next Steps

The Planning Division is in the process of obtaining public comments on this petition to help identify concerns and issues from the public.

The process for a zoning amendment ("rezone") includes multiple steps and public hearings. The following additional public meetings will be held regarding this rezone. Nearby residents and property owners will receive mailed notice for each of the below public hearings.

- **Planning Commission:** Will hold a public hearing and make a recommendation to the City Council (Date TBD. Will not be before July 13, 2020)
- **City Council:** Will hold a public hearing and make a decision (Dates TBD)
 - The City Council is the final decision maker on this rezone proposal.

City Planning Staff Contact

If you have questions about the proposal or if you have comments that you would like passed on to the Planning Commission, please contact the City staff planner assigned to the proposal:

- Daniel Echeverria, Senior Planner at daniel.echeverria@slcgov.com or 801-535-7165

Attachments

1. **Applicant's Narrative** - Narrative from the applicant explaining their requests.
 2. **Applicant's Concept Plan** - Applicant's concept design for the property under the proposed FB-UN1 zone
- Planning Division Prepared Materials:*
3. **Map of the Current Zoning** - This map shows the current surrounding City zoning
 4. **Map of the Future Land Use Designations** - This map shows the future land use designations for the property (This map matches the current zoning map as the 1987 *Avenues Community Master Plan's* FLU map was superseded by the zoning map in 1995.)
 5. **FR-3/12,000 Zoning Code Excerpt** – This includes an excerpt of the applicable base regulations for development in the FR-3 zone and the associated land use table listing allowed uses.
 6. **FB-UN1 Zoning Code Excerpt** – This includes an excerpt of the applicable base regulations for development in the FB-UN1 zone and the associated land use table listing allowed uses.