

Zoning Amendment Application

Purpose of the Zoning Amendment

This is an application to change the zoning of three parcels from RMF-45 to FB-UN2 located along Roberta Street and 2100 South. Two of the parcels belong to one owner, CTAG, LLC ET AL, and will be consolidated into one parcel. They are located at 203-213 E 2100 S (16-18-382-019) and 1991 S 200 E (16-18-382-003). The third parcel is owned by Green Haven Homes, LLC and is located directly adjacent to the other two parcels on 2100 S at 221 E 2100 S (16-19-126-008).

Proposed Use of the Rezoned Property

The property owners are petitioning for this zoning change to facilitate the construction of new mixed-use buildings that will greatly enhance the neighborhood. The FB-UN2 zone is more accommodating of greater residential density which will allow for smaller units and lower rents. The greater density is supported by close access to both the main North to South Trax line and the S-Line (east to West Line). The close proximity to Trax makes this particular neighborhood one of the highest walkable “scored” neighborhoods in the city. Additionally, the ground level of the buildings located along 2100 South will be commercial spaces which will significantly improve that commercial street.

Why Present Zoning is not Appropriate

For various reasons, the existing zoning (RMF-45) is exceptionally limiting for the type of development proposed. The most glaring issue is that it does not allow for mixed-use buildings. Consequently, buildings constructed on the commercial corridor of 2100 South would not be able to provide commercial uses on the ground floor.

The limited density allowed by the current zoning is also a big obstacle to development. The increased density permitted within the FB-UN2 zone would make a future development more financially viable and provide many more units at a greatly reduced price to the public.

The design standards of the FB-UN2 zone are much more stringent than those of the FMF-45 zone. Those standards would require any future buildings to be more attractive and beneficial to the neighborhood.

The zoning change would also provide more flexibility in regards to minimum parking requirements. The subject parcels are located in an area that is highly served by various transit options including major bus routes along both 700 East and 2100 South, and very close proximity to both the Trax station on 2100 South and the S-line. FB-UN2 would allow for less parking which is consistent with an area with so many transit options.

Specific standards for Zoning Amendments are located in 21A.50.050 and I will briefly address them as well. The first two are the following:

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.

We contend that the proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents and that it furthers the specific purpose statements of the zoning ordinance. The subject parcels are located within the

boundaries of the Central Community Master Plan. It discusses multi-unit and mixed-use development and has various elements that support the proposed zoning change including, but not limited to, the following:

Residential Land Use Section:

- *RLU-1.0 Based on the Future Land Use map, use residential zoning to establish and maintain a variety of housing opportunities that meet social needs and income levels of a diverse population.*
- *RLU-1.5 Use residential mixed-use zones to provide residential land uses with supportive retail, service, commercial, and small-scale offices and monitor the mix of uses to preserve the residential component.*
- *RLU-3.0 Promote construction of a variety of housing options that are compatible with the character of the neighborhoods of the Central Community.*
- *RLU-3.1 Encourage residential land developers to build housing that provides residential opportunities for a range of income levels, age groups, and family size.*
- *RLU-3.2 Encourage a mix of affordable and market-rate housing for owner occupancy throughout the Central Community. Encourage a mix of rental properties for those who cannot afford or do not choose home ownership.*
- *RLU-4.0 Encourage mixed use development that provides residents with a commercial and institutional component while maintaining the residential character of the neighborhood.*
- *RLU-4.1 Encourage the development of high-density residential and mixed-use projects in the Central Business District, East Downtown, and Gateway areas.*
- *RLU-4.2 Support small mixed-use development on the corners of major streets that does not have significant adverse impacts on residential neighborhoods.*

Commercial Land Use Section

Design and scale of commercial property within or adjacent to residential neighborhoods

The appearance of commercial developments that are adjacent to or surrounded by residential neighborhoods is an important issue. Desirable characteristics are clean storefronts, limited signage, compatible scale and building design, and landscaping that improves and complements the neighborhood character, rather than standardized corporate model buildings and logos. To promote local businesses, regulations should be appropriate but not overly restrictive and allow some design flexibility.

Plan Salt Lake is a broad master plan that covers the entire city. It includes various elements regarding development. Various elements within it support our proposed zoning amendment including the following:

Neighborhoods:

- *Create a safe and convenient place for people to carry out their daily lives.*
- *Support neighborhood identity and diversity.*
- *Encourage and support local businesses and neighborhood business districts.*
- *Provide opportunities for and promotion of social interaction.*

Growth:

- *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*

- *Promote infill and redevelopment of underutilized land.*
- *Accommodate and promote an increase in the City's population.*

Housing:

- *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.*
- *Increase diversity of housing types for all income levels throughout the city.*
- *Increase the number of medium density housing types and options.*
- *Enable moderate density increases within existing neighborhoods where appropriate.*

Air Quality:

- *Increase mode-share for public transit, cycling, walking, and carpooling.*
- *Minimize impact of car emissions.*
- *Reduce individual and citywide energy consumption.*

The third standard for Zoning Amendments is:

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

The subject parcels are bounded by streets to the south (2100 South) and the west (200 East). Across the street to the west is a large, tall building within the RMF-75 zone and a parking lot for the Salt Lake County complex within the PL (Public Lands) zone. Across 2100 South is within the jurisdiction of South Salt Lake City and it has zoning which appears to allow a similar mix of commercial and residential uses. The zone to the north is also RMF-45. To the east along 2100 South is CB (Community Business) while the area further north which is accessed via Roberta Street is R-1-5000 (Single Family Residential).

If the proposed map amendment were approved, the affect to adjacent properties would be minimal. The existing RMF-45 zone allows for buildings up to 55 feet in height through the design review process. The proposed change to the FB-UN2 zone would only allow for a maximum height of 50 feet. Therefore. The proposed zoning amendment would not allow for additional height and therefore it would minimally impact adjacent properties.

The FB-UN2 zone provides an additional advantage in regards to height limitations for the residents of those houses within the R-1-5000 zone: Upper Level Step Back. It requires that buildings shall be stepped back 1 additional foot for every foot of building height above 30' along a side or rear property line adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less.

Setbacks for the existing and proposed zoning are compared in the following table:

	RMF-45 (Existing)	FB-UN2 (Proposed)
Front Yard	Twenty percent (20%) of lot depth, but need not exceed twenty five feet (25') (Front Yard)	No minimum, Maximum 10'

Corner Side Yard	Twenty feet (20') (Multi family and other permitted uses besides single family)	No minimum, Maximum 10'
Interior Side Yard	The minimum yard shall be eight feet (8'); provided, that no principal building is erected within ten feet (10') of a building on an adjacent lot. (Multi-Family)	Minimum of 15' along a side property line adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less, otherwise no setback required
Rear Yard	The rear yard shall be twenty five percent (25%) of the lot depth, but need not exceed thirty feet (30').	Minimum of 20' along a rear property line adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less

Both the front yard and corner side yard requirements would be reduced down to between 0-10 feet as the building design indicates. Based on the depth of the existing parcels, the setbacks would be significantly greater than that. The reduced setbacks would pull any new buildings up closer to the sidewalk which would be desirable, particularly along 2100 South. Setbacks would be comparable or greater to what is currently required, which would mean that impacts wouldn't be an issue.

The final two standards for a Zoning Amendment are:

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. (Ord. 56-14, 2014)

The only overlay that I'm aware of for the subject parcels is a national historic district. It will have no impact on the proposed development and the proposed zoning change is consistent with it. Also, the existing public facilities and services should definitely be adequate for any development that may occur under the proposed FB-UN2 zone. It would not be significantly different from what the current zoning would allow and it is in an area with adequate resources along a crucial street.

In conclusion, we are of the opinion that our proposal meets all of the requirements for a zoning change that will benefit not only the neighborhood but the entire city. That will be accomplished by:

- Providing many more housing units that can be rented at much lower rates than what would be possible under the current zoning. Salt Lake City is experiencing an extreme housing shortage; particularly for small, affordable units such as those that would be provided with this proposed zone change. Providing great density would benefit both the renters and the city economy.
- Allowing for commercial uses on the ground floor level that improve the 2100 South corridor by providing greater amenities for everyone living and/or visiting the neighborhood.
- Requiring that buildings are designed to meet more stringent design standards that will make structures more attractive, usable, and lessen impacts to existing residents.