

October 18, 2021

Salt Lake City Planning  
541 South State Street  
Salt Lake City, UT. 84111

RE: Riverside Zone Change 2021

### **Introduction**

Riverside is located between 500 North and 600 North at approximately 1500 West.

### **Background**

Riverside properties are located adjacent to Bachman Elementary near Redwood Road. The primary access for the subject parcels is 1500 West off of 600 North. Riverside currently includes 5 parcels, 3 of which contain occupied single-family dwellings, one of which is to be demolished.

Riverside is an infill development, surrounded by older, existing single-family homes to the east and south, new homes to the west, and older apartment buildings to the north.

As a proposed single-family infill development, the petitioners are requesting the SR-3 zoning for the majority of the property and R1-5000 for the homes facing 500 North.

Riverside Zone Change 2021 includes five (5) parcels that total approximately 2.84 acres. (See attached in red outline)

The subject properties include:

- 1522 West 500 North
- 1520 West 500 North
- 1454 West 500 North
- 1454 West 500 North (small parcel)
- 552 North 1500 West

The purpose of the rezone allows for more flexibility in housing options through development of the inner block, while maintaining the R1-5000 zoning along 500 North.

The proposed development is consistent with the purpose statement of the SR-3 zone that calls for a medium-density zoning district that provides *“a variety of housing types, in scale with the character of development located within the interior portions of city blocks”*. The Riverside proposal contains single-family homes with multiple floor plan options that can and will meet the needs of our diverse population.

The Planned Development objectives and standards are being met by promoting greater efficiency in use of the land, utility services, and transportation systems. The proposed incremental increase in density utilizes the land to a more efficient degree than would otherwise be found in the area.

The housing options are consistent with the goals found in the citywide plan: *Plan Salt Lake*, with the second initiative of the *Plan Salt Lake* housing section being to “Increase the number of medium density housing types and options.”

Not only does the proposed zone change and development meet the criteria of the SR-3 zone, but it is important to note the surrounding amenities that include, Bachman Elementary, a regional park, shopping, banking, the Jordan River trail system, five minutes from Salt Lake International Airport, 2 minutes from employment hubs such as L3, the State of Utah, and much more.

Thank you for your consideration.

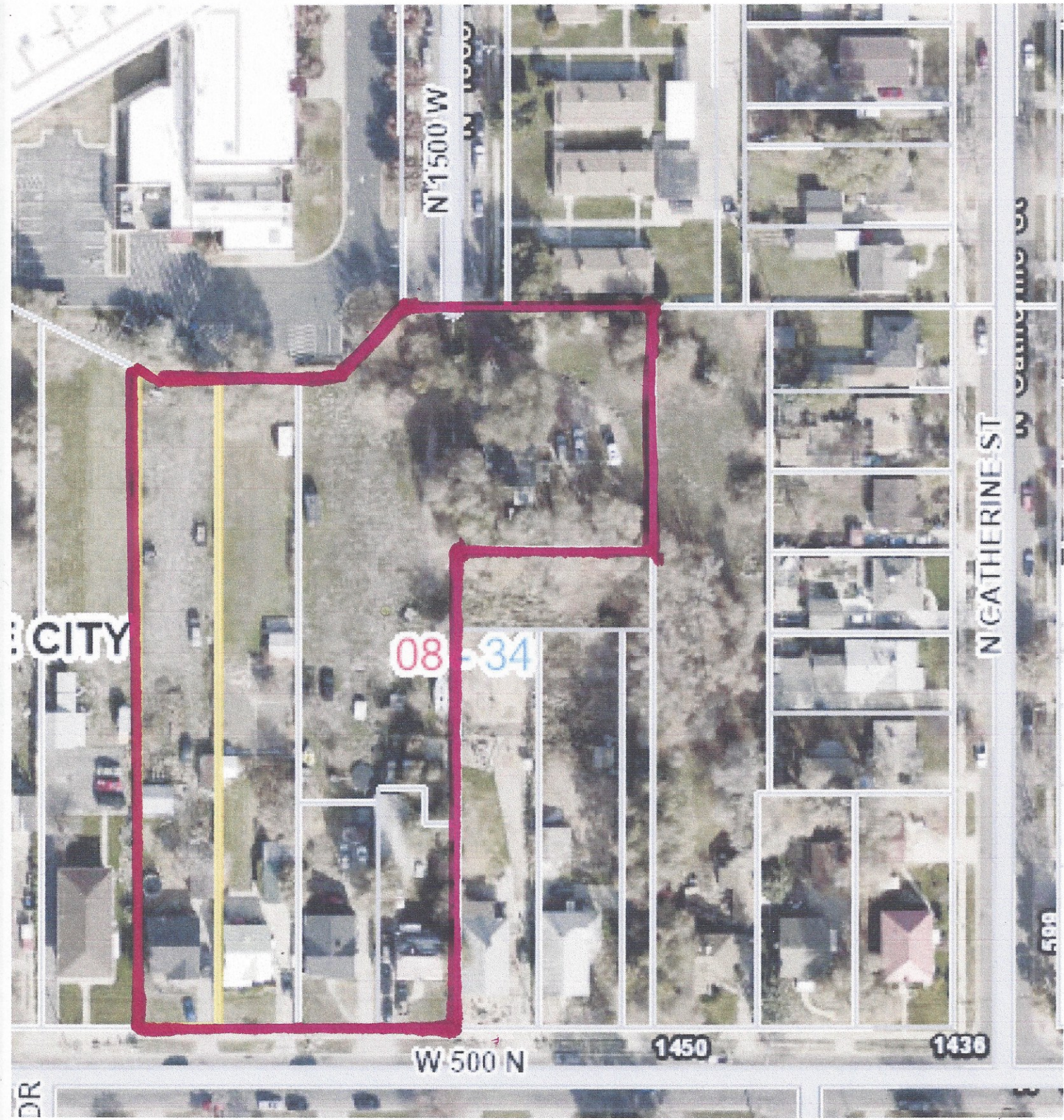
Sincerely,

Wendy Racine  
Urban Solutions LLC

Attachments:  
Notarized authorization

## Maps





CITY

N 1500 W

08 34

N CATHERINE ST

W 500 N

1450

1438

500

DR