

February 10, 2023

RE: 1) Zoning map amendment application for parcels: 15-13-427-006-0000 and 15-13-427-007-0000
Summary

- Larsen Sequist is the owner of two adjacent parcels located at 1734 S West Temple St and 1720 S. West Temple St. Both lots are approximately .24 acres each and combined are .48 + acres together. The lots have West Temple to the east and commercially zoned open space to the west.
- Larsen Sequist is requesting to re-zone these parcels from R-1-5000 to RMU-45.
- I believe the RMU-45 zone, that is listed in Table 21A.24.168, is the appropriate zone for the following reasons:
 - The RMU-45 zone aligns with The Central City Master Plan for these two parcels which calls for medium density housing. Notably, The Central City Master Plan vision also calls for medium density zoning for the adjacent properties to the south.
 - The properties are adjacent to an RMU-45 zone to the north and CG zoning to the west, and a vision for medium density zoning to the south, therefore I believe it will fit in well with the surrounding environment.
 - The properties are surrounded by some type of multi-family or commercial zoning and the area is being developed into a commuter-dense and very walkable area.
 - Close to transit: It's location central in the city and in a neighborhood close to transportation - great for commuters to downtown, easy freeway access, walking to bus stops and near the train makes it great for multi-family housing.
 - I read there is the possibility of adding a train terminal at 1700 S. I realize this is not a final decision, however, with the other multi-family properties in this area, it appears that my parcels could add to a quality, consolidated commuter zone. My parcels are .2 miles or a 5 min walk from the proposed terminal location.
 - The parcels are currently a reasonable 15-minute walk from the existing train terminals at the Ball Park and Central Pointe locations and less than that to Costco.
 - Bus stops are a 1-minute walk on the corner of West Temple and 1700 S. Other locations are .25 miles or less to Main Street and State Street.

Statement of Purpose

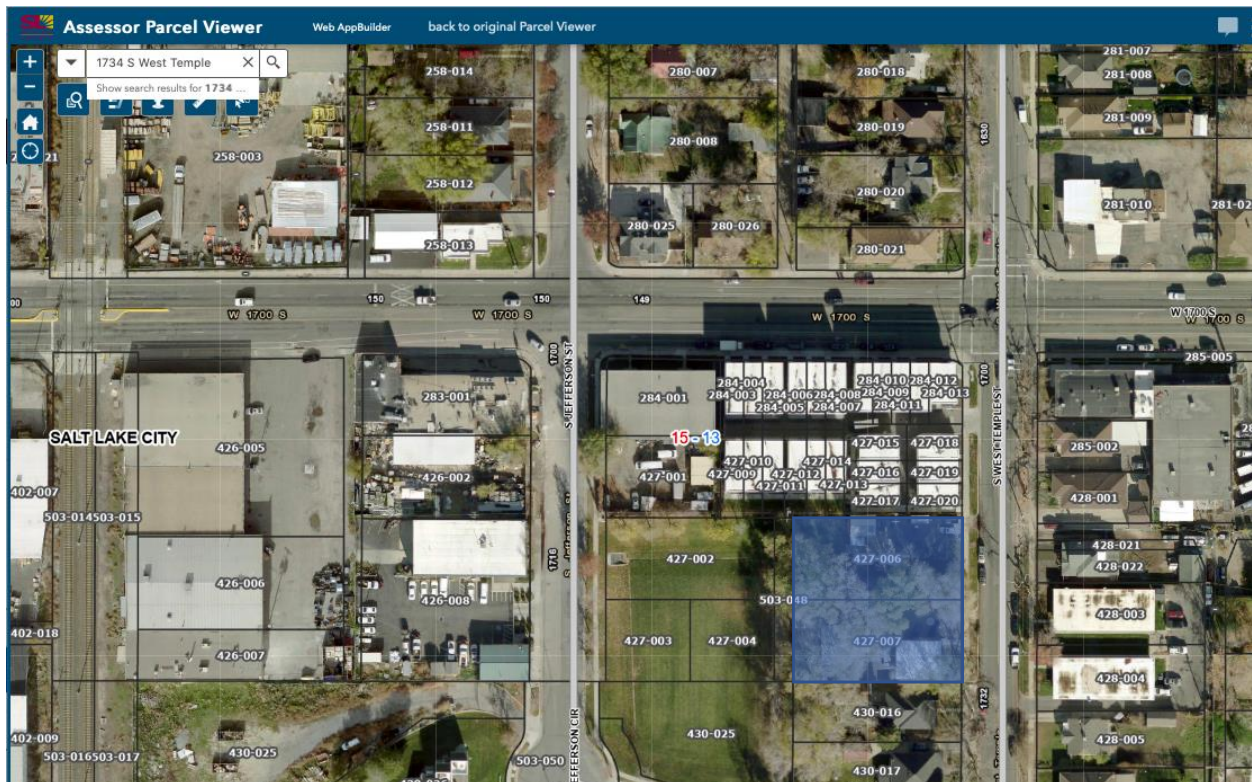
The purpose for this map zoning amendment is to change the current zoning from R-1-5000 to RMU-45 to better utilize these two underutilized parcels for multi-family housing and in a way that meets the goals of the city, the stated vision of the master plan and other city plans, in an area where it would be fitting for a multi-family property, as well as the goals of the owner to ideally reach the missing middle sectors.

Description of Proposed Use

If the zoning change to RMU-45 is approved, the owner intends to design and develop a wood-framed multi-family property potentially over partial garage parking on the main level. One primary objective is to design a building that reaches the missing middle sectors. Another objective is to be sure the building is designed to fit in with the surrounding developments in the area and to suit commuter-style living given its proximity to transit options and existing infrastructure and facilities. RMU-45 accounts for appropriate setbacks and design accommodations against any adjacent single-family zone, which only applies to the property line to the south, however, that property is also in the City Master Plan to be medium density zoned.

Report

I am pleased to submit this application to amend the current zoning from R-1-5000 to RMU-45 at the parcels highlighted in BLUE below. Currently, there is a legally licensed duplex on one parcel and a single-family home on the other.



The two parcels in this proposal are located on the map above highlighted in blue. The parcel numbers are: 15-13-427-006-0000 (address is 1720 S West Temple St) and 15-13-427-007-0000 (address is 1734 S West Temple St).

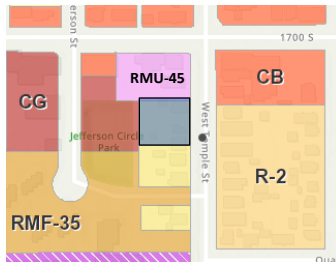
The purpose of this amendment is so the properties, combined, may be developed into multi-family, residential dwelling units. I believe that RMU-45 is the right zone, not only because it aligns with the Central City Master Plan vision, and also is adjacent to RMU-45 zoning to the north (the Edith townhomes) and CG zoning to the west, and a vision for medium density zoning to the south, but because it should enable a development that has an opportunity to target the affordable and/or missing middle sectors and provide enough design options to make sense as well as to fit in with the surrounding properties.

Reasons Current Zoning Is Not Appropriate

The current zone for the two parcels, R-1-5000, is not the best zone for the following reasons:

- They are large, underutilized parcels near many different types of transit options, adjacent to and surrounded by multi-family and commercial zoning
- It doesn't align with the vision of the Central City Master Plan which calls for medium density zoning such as RMU-45.
- These parcels could house many more people, furthering city housing goals, in an area that is suited for walking and transit options and is being developed into a commuter-dense housing center.
- The parcels are a 1-minute walk to bus stops on 1700 S and West Temple, a 5-9 minute walk to other bus stops on Main and also on State St., close to the freeway, a reasonable 15-minute walk to existing train terminals as well as 5 minutes from a new proposed terminal on 1700 S (not yet approved), and in a very walkable and bike-friendly area with restaurants and facilities such as Costco.
- Located on West Temple St, a major street leading directly to the center of downtown, these are large parcels that are currently being underutilized as a R-1-5000 zone. When combined and

zoned to RMU-45, they would align with the Central City Master Plan, and could house substantially more people in a comfortable way and in an area where a new multi-family property would fit well among the neighborhood and other new developments.



Map above shows current zoning. The properties referenced in this application are highlighted in blue on West Temple. Adjacent to multi-family and commercial zoning, surrounded by other types of high and medium density zones as well as a Central City Master Plan vision for medium density zoning to the south, new developments throughout the area, close to transit options/walkability, and aligning with the Central City Master Plan, the parcels, combined, in this proposal as RMU-45 would be a fitting place for a residential multi-family development.

Plan Salt Lake (2015)

Plan Salt Lake (December 2015) outlines an overall vision of sustainable growth and development in the city. This includes the development of a diverse mix of uses which is essential to accommodate responsible growth. At the same time, compatibility, that is how new development fits into the scale and character of existing neighborhoods is an important consideration. New development should be sensitive to the context of surrounding development while also providing opportunities for new growth.

Plan Salt Lake, emphasizes the need for a variety of housing options. This is expressed in the guiding principles and related initiatives under each guiding principle as listed below:

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

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

- I believe that my request to rezone these two parcels to RMU-45 aligns with this vision given its proximity to train terminals, proposed new terminals, bus stops, the walkability of the neighborhood to existing infrastructure and amenities such as restaurants and Costco, its closeness to the freeway, and location on West Temple – a direct corridor to center of downtown.

- o *Promote infill and redevelopment of underutilized land.*

- With the existing structures being on such large parcels, there is substantial underutilized land on the proposed rezone parcels. Therefore, I believe this rezone request also fits into this goal.

- ***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.***

- o *Increase the number of medium density housing types and options.*

- The proposed zone fits into this objective as per the Central City Master Plan and being that the parcels are underutilized.

- o *Direct new growth toward areas with existing infrastructure and services that have the potential to be people oriented.*

- This area is very walkable to restaurants, stores (like Costco) and transit such as the train terminals and bus stops. The area is being developed into a commuter-friendly area and has the existing infrastructure to support new development.

- o *Enable moderate density increases within existing neighborhoods where appropriate.*
 - Perhaps this is why the Master Plan calls for medium density for these parcels, because they appear to be appropriate for this type of site improvement.
- o *Promote high density residential in areas served by transit.*
 - Perhaps these parcels are in an area that could be considered for high-density given the proximity to transit and given the growth goals in the area, however, the Central City Master Plan calls for medium density so that is where I directed the proposal request.

I believe the proposed development is supported by the general principles and initiatives found in Plan Salt Lake. It would provide additional housing options within a walkable neighborhood.

Growing SLC: A Five-Year Housing Plan – 2018-2022 (2017)

Additionally, the city’s housing plan, Growing SLC, reinforces the growing demand for housing. The plan cites density limitations as a local barrier, which has been exacerbating the city’s housing crisis. The following goals are relevant to this proposal:

- *Increase housing options: Reform City practices to promote a responsive, affordable, high- opportunity housing market.*

I am not certain that the Growing SLC plan is still relevant given that it was a 5-year window ending in 2022, however, it could be still relevant given the continued need for housing in the city. It appears that my request is in line with the strategy of providing more housing units and housing variety in the city and that the parcels in this proposal are a good candidate for rezoning to RMU-45 for the reasons cited in this zoning map amendment application.

Is the request amending the text of the Zoning Ordinance? If so, please include language and the reference to the Zoning Ordinance to be changed.

No, this is not a zoning text amendment application.