

February 10, 2023

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

RE: Cheyenne Place - Zone Change 2023

Introduction

The Cheyenne Place is located at 1463 S. Cheyenne St. and 1467 S. Cheyenne St.

Background

The Cheyenne Place is located on Cheyenne Street in Salt Lake City. The rear of the properties abuts nearly 5 acres of open space and a “campus” of schools belonging to The Board of Education of Salt Lake. The Cheyenne Place includes 2 separate parcels. Each parcel contains 1 occupied single-family residence. The property owner might choose to demolish the single-family home located at 1463 S. Cheyenne St.

The Cheyenne Place is an infill development, surrounded by older, existing single-family homes to the north, south, and west.

As a proposed single-family infill development, the petitioners are requesting the SR-3 zoning.

The Cheyenne Place Zone Change 2023 includes two (2) parcels that total approximately .75 acres. (See attached in red outline)

The subject properties include:

- 1463 South Cheyenne St. and,
- 1467 South Cheyenne St.

The purpose of the rezone allows for more flexibility in housing options through inner block development. This request is consistent with “The Westside Master Plan December 2014”.

The Westside Master Plan specifically states: “Changes in regulation, for example, can turn vacant and inactive sites in the middle of a neighborhood into more easily developable infill sites”, and

“The overall level of change within Glendale and Poplar Grove will be relatively low, but there are some opportunities for incremental additions to density and minor adjustments to the development pattern to make them more efficient and sustainable”.

“The larger lots and blocks in Glendale subdivisions may provide more flexibility for infill projects”.

“The spaces in between those nodes are almost always single-family homes, usually on lots around 50 feet in width and with depths of over 100 feet. Some lots are deeper than this, presenting conditions that provide unique development opportunities”.

“There are also several vacant or underutilized parcels that can be developed as infill parcels”,

“Small lot single-family residential infill development, both attached and detached, are also options for adding new residential uses within the neighborhoods. A third option is to create zoning-based incentives to encouraging small-lot development. What those tools may be and how those incentives may work will require analysis of the city’s existing zoning ordinances and consideration of their overall impact on the fabric of the community”.

“Determine unique and compatible ways to add incremental density through infill development.

Infill Development. All new infill development, whether single-, two- or multi-family residential, should adhere to the prevailing development pattern in the immediate area. Some design elements that are used to increase density, such as height and bulk, can be made compatible through appropriate architectural and landscaping techniques.

Special Single-Family Allowances.

The Salt Lake City Planning Division should explore regulatory options for permitting unique, single-family residential development within the existing single-family zoning districts. Examples of special single-family developments include small-lot, detached, single-family residential units on parcels that are currently considered too small for development and attached single-family residential units”.

The proposed development is consistent with the Westside Master Plan since the subject properties are narrow, long, and mostly underutilized. This application for single-family homes meets nearly every desired characteristic that the neighbors, residents, and participants outlined.

The SR-3 zone is requested because it 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". Cheyenne Place consists of 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. This is not possible with the current R1-7000 zone.

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, Elementary and Middle Schools, a Community Learning Center, nearby banks, restaurants, Jordan River trail system, easy freeway access, minutes from the Salt Lake International Airport, and last but not least, NPS.

Thank you for your consideration.

Sincerely,

Bert Holland
Agent for owners

Attachments:
Notarized authorization
Maps