



March 12, 2026

Aaron Barlow
Senior Planner
Salt Lake City Corporation
451 South State
Salt Lake City, UT 84111
Aaron.barlow@slc.gov

Master Plan Amendment- PLNPCM2026-00209
Zoning Amendment – PLNPC2026-00187
Alley Vacation - PLNPCM2025-01099
567 East Warnock Avenue
Vacant Alley – Address not assigned

Zoning Map Amendment and Master Plan Amendment Application Narrative

Statement of Purpose

On behalf of the property owners, Gray Willow, LLC, and the Developer, Altus Development Group, we respectfully submit this application to request a Zoning Map Amendment and a Master Plan Amendment for the property located at 567 E Warnock Avenue and the adjacent alley located immediately east of the subject property and west of the parcel located at 2434 S. 600 East.

1. **Zoning Map Amendment:** Amend the Salt Lake City Zoning Map designation from R-1-7000 (Single family Residential) to RMF-35 (Moderate Density Multi-Family Residential) for the subject property and the adjacent alley area.
2. **Master Plan Amendment:** Amend the Sugar House Master Plan Land Use Map designation from Low Density Residential to Medium Density Residential for the subject property.

Justification

The proposed amendments are consistent with the broader development pattern in the surrounding neighborhood. The subject property is located in close proximity to major transportation corridors, including **500 East**, which provides transit access and connections to nearby commercial and employment areas. A bus stop is located near the primary entrance to the Woodland Commons development, providing convenient access to public transportation.

The surrounding area includes a mix of residential densities, including the RMF-35 zoning approved for the first phase of the Woodland Commons development, as well as other nearby properties along Warnock Avenue. Several properties in the vicinity also contain higher-density or nonconforming residential uses, demonstrating that moderate-density housing is already part of the established neighborhood pattern.

The proposed townhomes support the Sugar House Master Plan's policies encouraging medium-density residential development in appropriate locations. The project will contribute to the neighborhood by

increasing housing opportunities, adding variety to the local housing stock, and reinforcing long-term residential investment in the area while remaining compatible with surrounding properties.

The requested amendments would facilitate the development of additional housing opportunities within the city while supporting efficient land use and proximity to existing infrastructure, services, and amenities. The amendment will also allow the subject property to be incorporated into and complete the Woodland Commons Townhome Development currently under construction, ensuring a cohesive and well-planned residential project rather than leaving an isolated parcel undeveloped.

The proposed Master Plan and Zoning Map amendments bring the subject property into alignment with the surrounding development pattern and allow the parcel to be incorporated into the existing Woodland Commons Townhome Development, completing a cohesive residential project that is consistent with adopted planning policies and compatible with nearby residential uses.

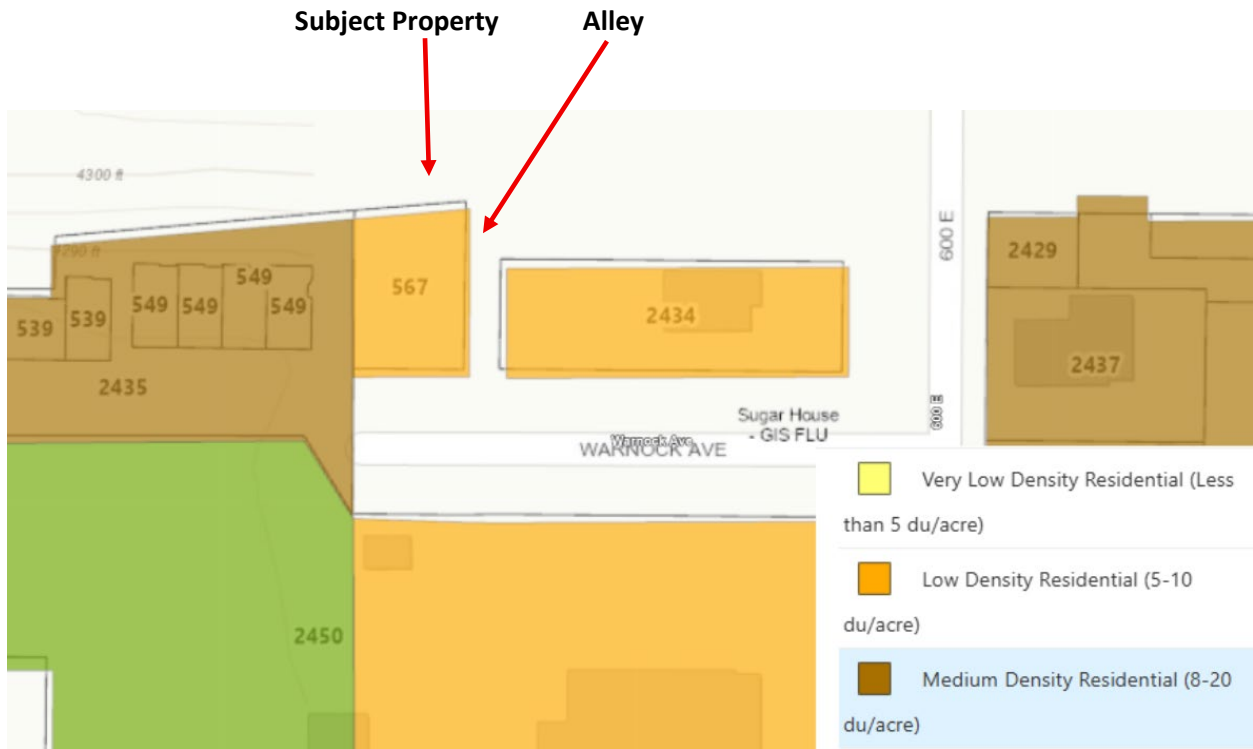
Consistency with the Sugar House Master Plan

The proposed Master Plan amendment from Low Density Residential to Medium Density Residential is consistent with the goals of the Sugar House Master Plan, which encourages a variety of housing types and moderate-density residential development in areas with access to existing infrastructure, services, and transportation corridors.

The proposed townhome development supports these goals by providing additional housing opportunities while remaining compatible with the scale and character of the surrounding neighborhood.

Current Sugar House Future Land Use Map





General Description of Proposed Future Development

The requested amendments are intended to facilitate the incorporation of the property located at 567 E. Warnock Avenue, along with the adjacent alley to the east, into the neighboring Woodland Commons Townhome Development, which is currently under construction.

Following approval of the requested amendments, the subject property and alley area will be combined with the existing development site to allow for the continuation and completion of the planned townhome community.

Future Use

The subject property located at 567 E. Warnock Avenue, together with the adjacent alley to the east, is proposed to be incorporated into the Woodland Commons Townhome Development. Upon approval of the requested zoning and master plan amendments, the property will be used for moderate-density residential development as part of the existing townhome community.

The proposed development will include a four-unit residential townhome building designed to match and be consistent with the architecture and design of the neighboring townhomes currently under construction.



Density

The proposed development of the subject property will include four residential dwelling units.

Scale of Development

The proposed development will consist of four residential townhome units integrated into the existing Woodland Commons Townhome Development. The scale and design of the additional units will be consistent with the existing development and compatible with the surrounding residential neighborhood.

Timing of Development

Development of the project is anticipated to commence once construction plans have been completed and all necessary approvals and permits have been obtained from the City.

Anticipated Impact to Existing Land Uses

The proposed development is not expected to create adverse impacts on surrounding land uses. The project will be integrated into the existing Woodland Commons Townhome Development and will be consistent in scale, density, and design with nearby residential properties. The development will contribute to the completion of a cohesive residential project and will maintain compatibility with the surrounding neighborhood.

Subject Property

- **567 East Warnock Avenue**
 - Parcel 16-19-427-001-0000
 - Legal Description: BEG 1 RD W FR SW COR LOT 122 HANSEN'S ADD TO FOREST DALE W 49.9 FT N 72.3 FT E'LY 50 FT M OR L S 76.44 FT TO BEG BEING IN LOT 5 BLK 43-10-AC-A. 5162-868 8450-8671 8450-8673 9129-4007 9250-0852

- **Alley**
 - To be determined

Zoning Ordinance Text Amendment

Is the request amending the Zoning Map?

No. This request does not involve amending the text of the zoning ordinance. The application is limited to a Zoning Map Amendment and Master Plan Land Use Amendment.

Community Benefit

The proposed amendments provide several community benefits:

Additional Housing Opportunities

The amendment allows for four additional residential units, contributing to the City's goal of increasing housing opportunities within established neighborhoods.

Efficient Use of Land

Incorporating the subject property and adjacent alley into the Woodland Commons Townhome Development ensures efficient use of land and eliminates an isolated underutilized parcel.

Completion of a Planned Residential Development

The amendment allows the final integration of the subject parcel into the Woodland Commons Townhome Development, resulting in a cohesive and thoughtfully planned residential community.

Transit Accessibility and Infrastructure Efficiency

The site is located near the 500 East transportation corridor and nearby transit service, allowing residents access to public transportation and existing infrastructure without requiring significant new public investment.

Neighborhood Compatibility and Investment

The proposed townhomes will match the scale, design, and character of the existing Woodland Commons development and surrounding residential properties, reinforcing long-term neighborhood investment and stability.

Additional Property Information

Dwellings

The subject property is currently vacant. The parcel was recently acquired from the Utah Department of Transportation (UDOT), which previously owned the property. Prior to the sale, UDOT demolished a single-family residence that had been located on the site; however, the applicant is not aware of the timeframe in which the structure was removed.

Square Footage and number of bedrooms for each dwelling unit.

Not Applicable at this time.

The current cost of rent and the cost of rent for the previous 36 months.

None. The property is currently vacant.

The total number of people residing on the property.

None.

Conclusion

The proposed amendments represent a logical extension and completion of the Woodland Commons Townhome Development currently under construction. The subject property is located near the 500 East transportation corridor, where transit service is available and where a mix of residential densities already exists. The surrounding neighborhood includes a combination of single-family homes, moderate-density residential uses, and previously approved RMF-35 zoning associated with the first phase of the Woodland Commons project. Incorporating the subject parcel into the existing development will eliminate an isolated underutilized lot and allow for a cohesive and well-planned residential project. The proposed four-unit townhome building will be consistent in design and scale with the existing development and will support the Sugar House Master Plan's goals of encouraging appropriate medium-density housing in areas with access to existing infrastructure, services, and transit.

Thank You
Jill Genessy
Asset Manager
Altus Development Group, LLC