

ZONING MAP AMENDMENT NARRATIVE

Petition for Reclassification from R-1/7,000 to FB-UN1

Property Address	1469 West California Avenue, Salt Lake City, Utah 84104
Parcel ID	15-15-226-002
Parcel Size	0.34 Acres
Existing Zoning	R-1/7,000 — Single-Family Residential
Proposed Zoning	FB-UN1 — Form Based Urban Neighborhood District

I. INTRODUCTION

Powell Development Group, LLC ("Applicant") respectfully submits this Zoning Map Amendment Narrative in support of a petition to reclassify the property located at 1469 West California Avenue, Salt Lake City, Utah (the "Property") from the R-1/7,000 Single-Family Residential zone to the FB-UN1 Form Based Urban Neighborhood District.

This narrative is submitted pursuant to Salt Lake City Code Section 21A.50.050 and addresses each of the applicable standards for review of a zoning map amendment. As set forth herein, the proposed reclassification is consistent with adopted city master plans and general plan policies, advances the purposes of the FB-UN1 zoning district, and will have minimal impact on adjacent properties.

II. PROPERTY DESCRIPTION AND SITE CONTEXT

The Property is situated on West California Avenue, a principal arterial street that runs east-west through the Glendale neighborhood of Salt Lake City's Westside community. California Avenue is explicitly identified throughout the adopted Westside Master Plan as one of the community's primary corridor streets, a connector between neighborhood nodes that experiences consistently elevated vehicle traffic compared to interior residential streets.

The Property is a corner lot situated at the intersection of California Avenue and Stewart Street and is near the Redwood Road community node and the 900 West community node, two high density activity centers identified in the Westside Master Plan, making it a transitional corridor parcel rather than an interior residential lot. This locational context, on a principal arterial between established activity nodes, is precisely the setting for which the form based urban neighborhood framework was designed.

III. CONSISTENCY WITH APPLICABLE PLANNING DOCUMENTS

Salt Lake City Code § 21A.50.050 requires that a zoning map amendment be consistent with the purposes, goals, objectives, and policies of applicable city planning documents. The proposed FB-

UN1 reclassification is affirmatively supported by three independently sufficient layers of adopted policy.

A. Westside Master Plan (Adopted December 3, 2014)

The Westside Master Plan is the controlling community level planning document for this petition. The plan identifies structural deficiencies in the Westside's housing stock and explicitly identifies corridor parcels as the appropriate location for increased residential density and more diverse housing typologies.

The plan found that of the 1,020 acres of residentially zoned land in the Westside, only nine percent is designated for multi-family development, and that the existing multi-family options are not well integrated into the rest of the community. The plan expressly contemplates rezoning as the necessary mechanism to correct this imbalance, stating:

"The current zoning in the majority of the Westside, and in nearly the entirety of the neighborhoods, is for single family residential, which prohibits multi-family development. Therefore, multi-family residential infill will require some zoning ordinance modification."

The plan further identifies California Avenue as a corridor where unique development opportunities exist, noting that lots along the community's largest east-west roads present conditions suitable for infill. The Westside Master Plan also directly addresses the relationship between major nodes and the corridors connecting them, a framework that is central to this petition:

"Additionally, the spaces in between the various nodes will reflect some of the changes seen at the adjacent nodes in order to provide appropriate buffering and transitions when necessary."

The Property sits precisely in this transitional space between the Redwood Road and 900 West community nodes, on California Avenue, which the plan identifies as a primary connector corridor. The FB-UN1 district, with its emphasis on pedestrian-scale building form, active street frontages, and neighborhood-compatible design, is the appropriate zoning vehicle for realizing the transitional density the plan envisions for this corridor. The plan's goals speak directly to this petition:

- "Promote reinvestment and redevelopment in the Westside community through changes in land use, improved public infrastructure and community investment to spur development that meets the community's vision while maintaining the character of Westside's existing stable neighborhoods."
- "Protect and encourage ongoing investment in existing, low-density residential neighborhoods while providing attractive, compatible and high-density residential development where needed, appropriate or desired."

The Westside Master Plan specifically identifies vacant or underutilized corridor parcels as opportunities for multi-family infill projects requiring zoning modification. This petition is the direct realization of that vision.

B. Plan Salt Lake — City General Plan (Adopted December 1, 2015)

Plan Salt Lake, the city's overarching general plan, establishes the framework within which all community master plans operate. Its policies on density, housing diversity, and compatible infill directly support the proposed FB-UN1 reclassification. Plan Salt Lake states:

"Density in the appropriate locations, including near existing infrastructure, compatible development, and major transportation corridors, can help to accommodate future growth more efficiently. This type of compact development allows people to live closer to where they work, recreate, shop, and carry out their daily lives."

California Avenue is a major transportation corridor served by existing transit infrastructure. The Property is fully served by public utilities and occupies a prominent corner position on a principal arterial. The FB-UN1 district, which emphasizes pedestrian-oriented building form, street-facing entries, and walkable neighborhood character is precisely the tool Plan Salt Lake envisions for infill that expands housing options without burdening interior residential streets.

Plan Salt Lake also identifies the following as key objectives of the city's growth framework, each directly advanced by the proposed FB-UN1 reclassification:

- A diverse mix of land uses essential to accommodate responsible growth
- Compatibility: new development sensitive to the context of surrounding development while providing opportunities for new growth
- Access to a wide variety of housing types for all income levels throughout the city
- Increasing the number of medium density housing types and options

C. Housing SLC: 2023–2027 (Adopted June 13, 2023)

Housing SLC is the city's current state-mandated moderate income housing plan, adopted by the City Council following engagement with over 6,500 residents. The plan sets a goal of permitting 10,000 new housing units by the end of 2027 — including 4,000 units at affordable levels — to close a 5,500-unit housing gap. Infill development in existing residential neighborhoods is identified as a central strategy for achieving this goal.

While the proposed project is market rate, residential infill on underutilized corridor parcels delivers housing options for families at a materially more attainable price point than what could be developed under the current R-1/7,000 designation. The FB-UN1 district's flexibility in permitted uses and building forms enables precisely the missing middle housing typologies (attached units, small-scale multi-family, and mixed residential forms) that Housing SLC identifies as critical to closing the city's housing gap. The City Council passed a comprehensive infill housing incentives ordinance in December 2023 to encourage these typologies across all neighborhoods. The proposed reclassification is fully consistent with that legislative direction.

IV. FURTHERANCE OF THE FB-UN1 PURPOSE STATEMENT

Salt Lake City Code § 21A.50.050 requires that the proposed amendment further the specific purpose statement of the requested zoning district. The purpose of the Form Based Urban Neighborhood districts, as codified in Salt Lake City Code § 21A.27.010, is:

"The purpose of the form based districts is to create urban neighborhoods by providing detailed standards for building design and site layout while allowing flexibility in uses. The standards and regulations are intended to ensure new development is compatible in scale and form with existing neighborhood character while providing appropriate opportunities for a variety of uses. Form based districts are intended to provide zoning regulations that focus on the form of development, the manner in which buildings are

oriented toward public spaces, the scale of development, and the interaction of uses within the city. Form based districts provide places for people to live, work, and play within close proximity."

The FB-UN1 subdistrict, which permits building heights up to approximately 2.5 stories is a neighborhood scaled subdistrict making it the appropriate designation for a parcel that, while fronting a principal arterial, is immediately adjacent to a single-family residential neighborhood. The district's form based standards emphasize pedestrian facing entries, and have many design standards to ensure that new development contributes positively to the public realm of California Avenue rather than turning its back on the street.

The Property's corner position at California Avenue and South Stewart Street is particularly well suited to the FB-UN1 framework. The district's design standards are calibrated for exactly this condition: an active corner with multiple street frontages where building placement, entry orientation, and massing can define and enhance the pedestrian experience. Development on this site, guided by FB-UN1 form standards, will contribute to the walkable neighborhood fabric that both the Westside Master Plan and Plan Salt Lake identify as goals for this corridor.

V. IMPACT ON ADJACENT PROPERTIES

The proposed FB-UN1 reclassification will have minimal impact on adjacent properties. The FB-UN1 district's 2.5-story maximum height is only 2' greater than the two-story maximum applicable under the existing R-1/7,000 designation, ensuring that any development on the Property will be compatible in scale with the surrounding residential neighborhood. The district's form based standards are specifically designed to produce development that is contextually appropriate and that contributes to, rather than detracts from, the neighborhood's character.

The density increase that FB-UN1 enables comes from building form flexibility and use flexibility rather than dramatic height increases. A 2.5-story building adjacent to a single family home is visually comparable in massing to the two-story single family homes already permitted and present in the neighborhood. The neighboring properties' quality of life and the corridor's visual character are therefore not adversely affected beyond what the current zoning designation already contemplates.

A foundational principle of urban land use planning is that properties fronting high traffic arterial corridors are contextually distinct from properties within quiet interior residential blocks. The traffic volumes, noise levels, and general character of California Avenue make it a less than ideal setting for the type of private, detached single-family residential environment that R-1/7,000 zoning was designed to foster. At the same time, California Avenue's infrastructure capacity makes it precisely the kind of corridor that can absorb modest density increases and more active building frontages without generating adverse impacts on the interior neighborhood. This logic is reflected consistently across the city's adopted planning documents.

VI. PROXIMITY TO AMENITIES AND SERVICES

The Property is well served by community amenities accessible on foot or by bicycle, without reliance on a personal vehicle, a condition that directly supports the walkable neighborhood character that the FB-UN1 district is intended to create and strengthen. Nearby amenities include:

- Jordan River Parkway Trail — a regional multi-use trail along the Jordan River, accessible within walking distance of the Property
- Mountain View Elementary School and Glendale Middle School — within the immediate neighborhood
- Hook and Ladder Restaurant and other local retail and dining establishments along California Avenue and nearby commercial corridors
- Sorenson Unity Center — a community hub offering fitness facilities, cultural programming, and community services
- UTA bus service along California Avenue providing connections to downtown Salt Lake City and regional transit

The walkability and transit access of this location aligns directly with the intent of the FB-UN1 district, which is designed for urban neighborhoods where residents can live, work, and access services within close proximity reducing automobile dependence and supporting a more sustainable, connected community.

VII. IMPACT ON PUBLIC SAFETY RESOURCES

The proposed reclassification from R-1/7,000 to FB-UN1 does not present material adverse impacts to public safety resources. The Property is already served by existing fire, police, water, sewer, and stormwater infrastructure adequate to accommodate a modest increase in residential density and activity. The Fire Marshal and applicable city departments will conduct their standard development review as part of the building permit process, and the Applicant will comply fully with all applicable fire access, life safety, and public safety requirements during those reviews.

VIII. COMMUNITY BENEFITS

The proposed reclassification delivers meaningful community benefits as contemplated by Salt Lake City Code § 21A.50.050(C), including the following:

Family-Sized, For Sale Housing at Attainable Price Points

The FB-UN1 district enables the development of for sale townhomes designed to serve families at a materially more attainable price point than what is achievable under the current R-1/7,000 designation. For sale missing middle housing addresses a documented gap in the Westside's housing inventory, which is dominated by both large lot single family homes and high density rental apartments, with very little for sale attached housing available to young families seeking to build equity in the neighborhood.

Activation of an Underutilized Corridor Corner Parcel

The Property is a corner lot on a principal arterial that has remained underutilized under current single family zoning. The FB-UN1 district's emphasis on active, pedestrian facing building frontages will transform an underutilized parcel into a building that engages the public realm of California Avenue and contributes to the walkable neighborhood character the Westside Master Plan envisions for this corridor. The Westside Master Plan specifically identifies vacant or underutilized corridor parcels as opportunities for infill development requiring zoning modification. This petition realizes that vision in the form based, pedestrian scale manner is appropriate for this location.

IX. CONCLUSION

The proposed reclassification of 1469 West California Avenue from R-1/7,000 to FB-UN1 Form Based Urban Neighborhood District is supported by multiple independently sufficient bases. It is consistent with the Westside Master Plan, Plan Salt Lake, Housing SLC, furthers the FB-UN1 purpose statement and has minimal impact on adjacent properties

The FB-UN1 district is the right tool for this location. It ensures that new development on California Avenue is contextually appropriate in scale, oriented toward the pedestrian realm, and provides the density necessary to deliver attainable housing in a neighborhood that the city's own planning documents have identified as undersupplied. The Applicant respectfully requests that the Planning Commission transmit a positive recommendation to the City Council for approval of this reclassification.