

## Zoning Amendment Questionnaire

Parcel Number 09304550210000

- 1. A description of the proposed zoning amendment:** The property is currently zoned as FR-3/12000 Foothills Estates Residential. The purpose of the FR-3/12000 foothills residential district is to promote environmentally sensitive and visually compatible development of lots not less than twelve thousand (12,000) square feet in size, suitable for foothills locations. The proposed zoning designation for the property is FB-UN1 this zone allows for small scale structures, up to two-and-one-half (2.5) stories in height, or relatively small lots with up to four dwelling units per lot depending on the building type. The master plan amendment would continue to allow the promotion of environmentally sensitive and visually compatible development as envisioned in the FR zoning and would further provide the flexibility to enhance housing type diversity in the neighborhood.
- 2. A statement declaring the purpose of the zoning amendment:** The proposed Master Plan amendment change is specific to the approximately 3 acre parcel 09304550210000; to be changed from the residential large lot designation of FR-3 to accommodate a FB-UN 1 zoning designation. This Master Plan amendment will enable the parcel to support an innovative development in which diverse Accessory Dwelling Units (ADUs) are integrated into a planned community development. The *Growing SLC: Five Year Housing Plan 2018-2022* (“5YP”) acknowledges that “ADUs are the most cost-effective method of new construction for small housing units” (5YP pg. 20). The proposed development would showcase how a variety of ADU types can blend into an existing neighborhood and provide housing solutions for diverse demographics (students, seniors, young families). The development can further materialize the objectives stated in the *Five Year Housing Plan*. The first Goal expounded in the Five Year Plan recognizes the need to “increase the diversity of housing types and opportunities in the city...Strategic policy decisions that integrate...innovative design and construction methods, can break down social and economic segregation, thus building a city for everyone” (5YP pg.17).
- 3. List the reasons why the present zoning may not be appropriate for the area** The city zoned this property 33 years ago when Euclidian zoning was the norm in Salt Lake City and other municipalities. The current zone does not accurately reflect much of the existing housing stock adjacent to the subject property.

In fact, the surrounding land uses, with the exception of the western boundary, are much more dense than what could be built on the subject property under the current zone. Adjoining this property to the north is a 49 unit gated, attached condominium community. The southern neighbor is a five story, stacked condominium complex zoned RMF-35, arguably the most dense zoning island of property in the area. Across F Street to the east are single family homes in the R-1A Avenues zone, which is the reasoning behind our proposed site plan that includes larger lots and homes that face the public sphere on F Street.

The Avenues is a unique and historic neighborhood including single-family and two-family dwellings with a variety of yards, lot sizes, and bulk characteristics. The FR-3 zone, with all of the Euclidian restrictions, is really the outlier in an area that is mostly surrounded by more eclectic housing types. Rezoning the property FB-UN1 will provide the flexibility to develop and build a neighborhood that pays homage to the distinct qualities of the Avenues and blends well with the various different neighboring communities. At the same time the project can introduce an innovative approach to a planned community that will include housing opportunities for multiple demographics and incomes that is envisioned in Salt Lake City's *Five Year Housing Plan*, which seeks to remove "barriers, such as density limitations, prohibitions on different types of housing, and other development regulations," that "have contributed in part to a general supply deficit and economic segregation" (5YP pg. 11).

3. **Is the request amending the zoning map?** The request is amending the Zoning Map. The parcel number to be changed is 09304550210000.
4. **Is the request amending the text of the Zoning Ordinance?** There is no request to amend the text.

## Master Plan Amendment Questionnaire

Parcel Number 09304550210000

- 1. A description of the proposed Master Plan:** The property is currently zoned as FR-3/12000 Foothills Estates Residential. The purpose of the FR-3/12000 foothills residential district is to promote environmentally sensitive and visually compatible development of lots not less than twelve thousand (12,000) square feet in size, suitable for foothills locations. The proposed zoning designation for the property is FB-UN1 this zone allows for small scale structures, up to two-and-one-half (2.5) stories in height, or relatively small lots with up to four dwelling units per lot depending on the building type. The master plan amendment would continue to allow the promotion of environmentally sensitive and visually compatible development as envisioned in the FR zoning and would further provide the flexibility to enhance housing type diversity in the neighborhood.
- 2. A statement declaring the purpose of the Master Plan:** The proposed Master Plan amendment change is specific to the approximately 3 acer parcel 09304550210000; to be changed from the residential large lot designation of FR-3 to accommodate a FB-UN 1 zoning designation. This Master Plan amendment will enable the parcel to support an innovative development in which diverse Accessory Dwelling Units (ADUs) are integrated into a planned community development. The *Growing SLC: Five Year Housing Plan 2018-2022* (“5YP”) acknowledges that “ADUs are the most cost-effective method of new construction for small housing units” (5YP pg. 20). The proposed development would showcase how a variety of ADU types can blend into an existing neighborhood and provide housing solutions for diverse demographics (students, seniors, young families). The development can further materialize the objectives stated in the *Five Year Housing Plan*. The first Goal expounded in the Five Year Plan recognizes the need to “increase the diversity of housing types and opportunities in the city...Strategic policy decisions that integrate...innovative design and construction methods, can break down social and economic segregation, thus building a city for everyone” (5YP pg.17).
- 3. What you are amending about the Current Plan** The Proposed Master Plan amendment change would amend the approximately 3 acre parcel 0904550210000; to be changed from the residential large lot designation of FR-3 to accommodate a FB-UN 1 zoning designation.
- 4. A statement explaining why the map or text master plan should be changed** The *Five Year Housing Plan* acknowledges that in-fill multi-housing units throughout the city means more people are able to find homes (5YP pg. 19). Salt Lake City has had an abundance of single-family homes and multi-story apartment buildings for decades. While both types of housing are critical, the “missing middle” housing types have been squeezed out. The map change requested in this application would allow the flexibility for a thoughtful development that introduces the “missing middle”, quite literally, to a parcel that is wedged between a multi-story condominium complex and a single-family neighborhood. The proposed plan would set a precedent that alternative and innovative housing plans can enrich a neighborhood and provide solutions for a wide variety of family types and structures.