

HOYT PLACE ZONE CHANGE - MARICRUZ

May 2024

Introduction

Hoyt Place Zone Change - This Maricruz application continues Hoyt Place's previously approved zone changes.

This zone change is very exciting and has been years in the making. Maricruz approached the City several years ago about developing her property on Hoyt Place. Each time, she was told she could not develop because no utilities or improved roads were available. She was also told that any road and utilities that might be developed at Hoyt Place would be private and that the City is not responsible for installing and improving them.

Water, sewer, gas utilities, and the road have been installed privately.

Background

The subject property is 847 West Hoyt Place, and the rear is accessed via Hoyt Place, a private street that provides access to dozens of parcels.

The private utilities and road are designed and dimensioned to service the entire site.

Most of the properties at Hoyt Place were rezoned to SR-3 Special Development Pattern Residential to accommodate the type of development being implemented.

The rezoning allows for more flexibility in housing options through the development of the inner block. It also implements the guidance in the 800 West Station Area Plan by changing the zoning to a district created for development or interior residential blocks.

The rezone decision was made by the City Council, with the acknowledgment and expectation that the Planning Commission will review any development proposal and ensure that it meets the requirements and standards for Planned Developments and the purposes of SR-3 districts.

The proposed development is consistent with the purpose statement of the SR-3 district, which 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.” This proposal contains single-family homes with multiple floor plan options that can and will meet the needs of the diverse population.

The rezoning directly follows the^[1] direction of North Temple Boulevard/800 West Station Plan. *The plan identifies the housing options proposed by the project as examples of infilling* stable areas in the plan area.

In addition, the guidance of the 800 West Station Area Plan calls explicitly for infill development at the proposed location. That plan includes language that calls for increases in density at an increment meant to be compatible with the surrounding neighborhood. In addition, these housing options are also 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.”

The proposed zone change allows for the highest and best use for the rear portion of the subject property. The precedent for the SR3 zone has been set with street-facing homes, as shown at 834 West 200 North.

Several of Maricruz's neighbors have expressed interest in being included in this zone change. She anticipates that additional properties will be added to this application.

From the zone change application form

B. In making a decision to amend the zoning map, the City Council should consider the following:

1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;
See the background section, the North Temple Plan, and the 800 West Station Plan.
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;
The zone change allows single-family homes to be built on unused, under-developed land.
3. The extent to which a proposed map amendment will affect adjacent properties;
The adjacent properties are already zoned SR3. This will continue the zoning, allowing for a cohesive development and a sense of community.
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
The zone change would allow the planned development portion of the code to be implemented, which often imposes additional standards. In this case, the additional items could further the goals of the North Temple and West Station plans.
5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
Yes, this is what makes this zone change so exciting. Private utilities are now installed, and the private road has been improved! Preliminary plans that comply with the City Fire Code and the IFC are already available.

This area has been plagued with illegal camping, tents, drug use, drug sales, etc. New homes will significantly improve the area.

Maricruz Candelaria is a single mother, and being able to develop her property is a tremendous blessing that she has waited many years for.
6. The status of existing transportation facilities, any planned changes to the transportation facilities, and the impact that the proposed amendment may have on the city's ability, need, and timing of future transportation improvements. **The subject property is at the end of Hoyt Place, a private street. There are no transportation facilities on Hoyt Place itself, but Hoyt Place is designed to be very walkable. It separates pedestrians from automobiles via walking paths and**

paseos and provides direct links and pedestrian access to the nearby North Temple TRAX station as well as bus connections.

7. The proximity of necessary amenities such as parks, open space, schools, fresh food, entertainment, cultural facilities, and the ability of current and future residents to access these amenities without having to rely on a personal vehicle. Walkability is at the forefront at Hoyt Place with its connecting sidewalks, shared paseos, and direct links to the Utah State Fair Grounds, the North Temple TRAX station, nearby shopping, groceries, banking, schools, downtown, the Jordan River Parkway, and more.
8. The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment. This zone change and new single-family detached homes will significantly improve public safety. Hoyt Place has long been vacant fields and a gathering place for homeless encampments and drug use. New homes, residents, and neighbors watching over their community will naturally deter encampments and drug activity.
9. The potential for displacement of people who reside in any housing that is within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement. No one will be displaced. The property is vacant, and we will be adding to the housing inventory of Salt Lake City.
10. The potential for displacement of any business that is located within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement. No businesses will be displaced. The subject property is vacant land.
11. The community benefits that would result from the proposed map amendment, as identified in 21A.50.050.C. see below

Community Benefit

1. The proposed community benefit(s) shall be within any of the following categories:
 - a. **Providing housing that aligns with the current or future needs of the community as determined by the general plan. Needs could include the level of affordability in excess of the number of dwellings that exist on the site, size in terms of number of bedrooms, or availability of housing for purchase.**

This zone change is specifically intended for single-family homes and meets several of the community's needs. **1. Single-family Detached Homes.** Mayor Mendenhall has called for a return of families to downtown. The City has dedicated much effort and investment to providing apartments and townhomes in the downtown area. However, the availability of single-family homes is essential if we genuinely want to accommodate families in the downtown area. **2. Starter Homes.** Reports show that approximately 30% of starter homes are purchased by investor funds. We do not sell to investors. We only sell to those utilizing these homes as their primary residence. **3. Custom Floor plans.** Each home is customized to meet the needs of its Buyer, and multiple floor plans and uses are offered. For example, we offer up to 4 bedrooms. We also offer three bedrooms with a two-car garage AND 2 to 3 bedrooms

with a separate 'flex' space in lieu of a garage. This separate 'flex' space can be utilized for extended family or rented out by the family/homeowner as needed, offering even more housing than a typical single-family home. **4. Highest and Best Use.** This zone change transforms mostly unused and underutilized land into highly desired single-family lots.

- b. Providing commercial space for local businesses or charitable organizations;
 - c. Providing a dedication of public open space;
 - d. Providing a dedication or other legal form of protection from future development of land that is adjacent to a river, creek, wetland, floodplain, wildlife habitat, or natural lands;
 - e. Preserving historic structures not otherwise protected;
 - f. Expanding public infrastructure that expands capacity for future development. Hoyt Place is a private street that has been improved to include and service the subject property. In addition, gas and private water and sewer utilities have been installed under and around that road, designed and dimensioned to service the properties included in this zone change and others at Hoyt Place. **Before the development of the subject property, the private utilities and road will be extended and improved for the new building lots.** Upon completion of the Hoyt Place community, it is anticipated that the private utilities will be dedicated to the City.
2. The proposed community benefit may be evaluated based on the following, if applicable:
- a. For proposals that are intended to increase the housing supply, the level of affordability of the additional density that may be allowed if the proposal were to be adopted; **This forward-thinking zone change is an excellent example of taking underutilized property and converting it into highly desirable single-family detached lots with an emphasis on quality workforce housing intended to be priced within the reach of working families.**
 - b. The percentage of space allocated to commercial use compared to the total ground area. Floor area that could be developed on the site;
 - c. The size of the public open space compared to the total developable area of the lot, exclusive of setbacks, required landscaped yards, and any open space requirement of the proposed zoning district;
 - d. The relative size and environmental value of any land that is to be dedicated;
 - e. The historic significance of the structures proposed to be preserved;
 - f. The amount of development that could be accommodated due to the increase in public infrastructure capacity compared to the general need for the area; **Private utilities and a private road have been installed at Hoyt Place. The utilities and road are dimensioned and designed to service all parcels at Hoyt Place.** Without private utilities and road improvement, development could not occur. The designation of Private Road and Private Utilities was determined by Salt Lake City and has been a requirement for development at Hoyt Place.

- g. The input received related to the community benefit during the 45-day engagement period;
 - h. Policies in the general plan that support the proposed community benefit.
The City Council and Planning Commission specifically identified the subject area as suited for the SR3 zone in the North Temple Boulevard Master Plan, which accommodates single-family detached, infill development.
- 3. The community benefit shall be subject to public input as part of the required 45-day public input period.
 - 4. The planning commission may make a recommendation to the city council regarding accepting the proposed public benefit.
 - 5. The city council has final authority regarding requiring a public benefit. The city council may accept the proposed public benefit, modify the benefit, require a different public benefit, or waive the public benefit based on the merits of the proposal.
 - 6. Any future development where a public benefit is required shall be subject to a development agreement to ensure that the agreed upon public benefit is provided prior to a certificate of occupancy being issued for any building within the future development. **We are accustomed to participating in development agreements.**
 - 7. A violation of the development agreement that includes not providing the agreed to public benefit shall require the property owner to pay a fine that is equal to the fair market value of the public benefit in the development agreement plus the fines identified in 21A.20.040.