

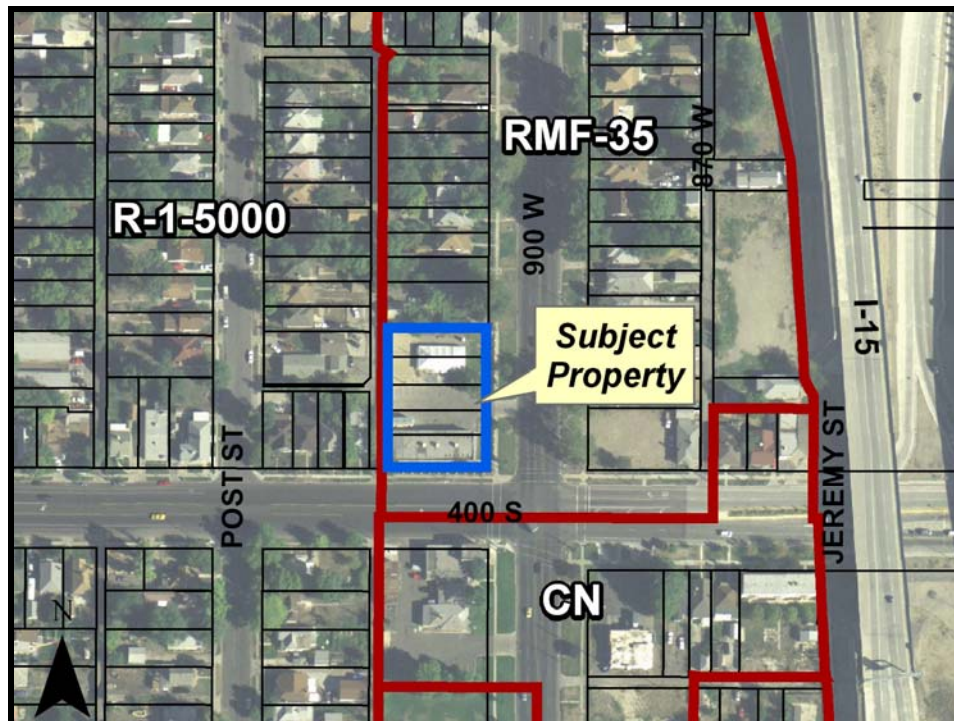
DATE: June 6, 2007
TO: Salt Lake City Planning Commission
FROM: Michael Maloy, AICP, Principal Planner
RE: Staff Report for the June 13, 2007 Planning Commission Meeting

CASE #: Petition 400-07-06 (Zoning Map Amendment)
Petition 400-07-07 (Master Plan Amendment)

APPLICANT: Elizabeth Trujillo and Jeanette Trujillo

STATUS OF APPLICANT: Property owners (subject to completion of purchase contract)

REQUESTED ACTION: This is a request (petition 400-07-07) for a zoning map amendment to change the subject properties currently zoned RMF-35 Moderate Density Multi-Family Residential District to R-MU-45 Residential/Mixed Use District. This request also requires an amendment to the adopted West Salt Lake Community Master Plan for the subject properties from Low Density Residential to Medium Density/Intensity Mixed Use (petition 400-07-06).



COUNCIL DISTRICT: District 2, Council Member Van Turner

PROJECT LOCATION: 360 South – 376 South 900 West

PROJECT/PROPERTY SIZE: .60 acres

SURROUNDING ZONING DISTRICTS:

North: RMF-35 Moderate Density Multi-Family Residential

South: CN Neighborhood Commercial

East: RMF-35 Moderate Density Multi-Family Residential

West: R-1/5000 Single-Family Residential

SURROUNDING LAND USES:

North: Residential

South: Commercial

East: Commercial (vacant) and residential

West: Residential

PROPOSED USE(S):

The applicant wishes to rezone the listed properties, in order to develop a beauty salon or future cosmetology school within an existing 4,718 ± square foot commercial building.

MASTER PLAN SPECIFICATIONS:

The current 1995 West Salt Lake Community Future Land Use Map identifies the area of the subject property for Low-Density Residential. The majority of the residential land use in West Salt Lake consists of single-family dwellings. These low-density residential areas are interspersed with duplexes and some multiple-family dwellings.

The March 13, 2006 draft of the proposed West Salt Lake Generalized Future Land Use Map has identified the area as Medium Density/Intensity Mixed Use, *which is consistent with the applicant's petition*. The proposed West Salt Lake Community Master Plan justifies the proposed transition from residential to neighborhood mixed use as follows:

One component of the *Salt Lake City Community Housing Plan* is to support mixed use projects that achieve vibrant, safe, integrated walkable neighborhoods. The purpose of the mixed-use zoning district is to encourage the development of areas as a mix of compatible residential and commercial uses. Neighborhood mixed-use land uses includes low intensity developments with non-residential activity, such as retail, services or office on the ground floor with residential uses above. The design of neighborhood mixed use should be pedestrian oriented with a strong street presence. Transitioning the existing marginally developed neighborhood commercial nodes in the West Salt Lake Community to neighborhood mixed use development could increase the viability of these areas as neighborhood gathering places to which

residents can walk. This can increase positive social interaction. These nodes should be attractive, aesthetically pleasing areas that contribute architecturally to the neighborhood and its identity (page 23).

The proposed West Salt Lake Community Master Plan also states the following paragraph, *which is specific to the subject properties*:

New Neighborhood Commercial Opportunity at 400 South 900 West

Although this community is limited in available land for development of new neighborhood commercial areas, one prospect exists at the intersection of 400 South and 900 West. In 2000, the Tongan United Methodist Church on the northeast corner of 400 South and 900 West was destroyed by fire. The lot is currently vacant. As a result, there is an opportunity to create a development project with three to four phases, which would establish mixed use residential / retail projects on each corner. The initial phase of the project would be to develop the vacant lot as a mixed-use project with uses on the ground floor such as a café, fabric/craft shop, bakery, gift and card shop, local deli, bookstore or fresh fruit and vegetable market with residential units above. Currently, the southern corners are zoned for small-scale commercial development. However, the northern corners are zoned for medium density residential uses. As plans to redevelop this intersection are explored, it will be necessary to rezone the four corners and adjacent properties for mixed-use development. Ultimately, this type of project could spark redevelopment of the other three corners, creating an attractive, vibrant entrance to the Poplar Grove neighborhood (page 23).

SUBJECT PROPERTY HISTORY:

The subject property contains a commercial building and parking lot located in the RMF-35 Moderate Density Multi-Family Residential District. Unfortunately, staff was unable to determine exactly when the existing structure was originally built (circa 1960), but City records did indicate that the building had been used for a period of time as a neighborhood market.

On April 15, 1991 the City granted a change of use for a “non-conforming structure from retail to church.” Although the building was used for several years as a church, the building is currently vacant.

ACCESS:

Access to the subject property is from an existing drive approach located on 900 West.

PROJECT DESCRIPTION:

The applicants intend to reuse the existing commercial structure and parking lot for a beauty salon or cosmetology school. Both of these proposed uses are allowed within the R-MU-45 District.

COMMUNITY COUNCIL:

The applicant attended the April 25, 2007 meeting of the Poplar Grove Community Council and presented their proposal requesting that the subject properties be rezoned to

R-MU-45. Planning staff was also present at this meeting. At that meeting residents were encouraged to come forward and give comments to the Poplar Grove Community Council. All comments were in favor of the project. Once all of those present had spoken, the community council unanimously voted to support the project.

DEPARTMENTAL COMMENTS:

Plans were sent to the pertinent City departments and divisions for comment. The project was also reviewed at a Development Review Team meeting on June 5, 2007. All of the departmental comments are included in Exhibit 4.

Transportation

The Division of Transportation reviewed the proposed amendments and conceptual land use plan and provided the following comments:

- The 900 West and 400 South roadways are arterial class roadways.
- The existing use (church) and proposed uses for R-MU-45 are consistent with these transportation corridors and are subject to standard development and permitting processes requirements.

Public Utilities

The Public Utilities Department reviewed the proposed amendments and conceptual land use plan and did not report any significant issues or concerns with the petitions.

Police

The Police Department reviewed the proposed amendments and conceptual land use plan and did not report any significant issues or concerns with the petitions.

Fire

The Building Department provided a fire review for the proposed amendments and conceptual land use plan and did not report any significant issues or concerns with the petitions.

Engineering

The Engineering Department reviewed the proposed amendments and conceptual land use plan and provided the following comment:

- Prior to permit issuance the Engineering Department will conduct an inventory and inspection of the public right of way.

Permits Office

The Permits reviewed the proposed amendments and conceptual land use plan and provided the following comments:

- Prior to permit issuance, the Permits Office will verify the parking requirement for proposed land use. It would be nice to know how many seats the church provides. The Ordinance requires one parking stall per five seats. Beauty salons require two per 1,000 square feet and a vocational school requires one stall per employee plus one stall per three students based upon the maximum number of students at any one time. The site may already provide the required number of

stalls. The existing parking and proposed parking numbers will also determine if we need to analyze a landscaping upgrade.

ANALYSIS AND FINDINGS:

The Planning Commission must transmit a recommendation to the City Council on whether or not to rezone the subject properties as requested (thereby creating a zoning map amendment), and whether or not to amend the West Salt Lake Community Master Plan based on the Analysis and Findings as stated below:

Master Plan Amendment Analysis and Findings

Review of Proposed Amendment in relation to the strategies listed in the West Salt Lake Community Master Plan in Low-Density Residential Areas.

A. Preserve and protect the predominantly single-family character of the community’s residential area.

Finding: The proposed amendment does not advance this strategy, however the subject properties were developed for commercial uses and not residential. Furthermore properties located to the south and east of the subject properties have been or are currently being used for commercial purposes. Additionally, the proposed master plan amendment is consistent with the proposed West Salt Lake Generalized Future Land Use Map and recommendations found within the March 2006 draft of the West Salt Lake Community Master Plan, which has been recommended by the Planning Commission to the City Council for adoption.

B. Change Existing “R-4” and “R-6” Zoning to Reflect Low Density.

Finding: The subject properties are zoned RMF-35 Moderate Density Multi-Family Residential. Therefore promotion of this strategy is not applicable to the proposed amendment.

C. Create a Special Development Pattern District with Provisions to Facilitate the Relocation of Off-Street Parking.

Finding: Promotion of this strategy is not applicable to the proposed amendment.

Review of Proposed Amendment in relation to the strategies listed in the West Salt Lake Community Master Plan for Neighborhood Commercial Areas.

A. Reverse the decline of neighborhood commercial areas to ensure necessary services.

Finding: The proposed amendment is consistent with the following statement and objective from the 1995 West Salt Lake Community Master Plan:

Neighborhood commercial areas are locally oriented retail trade and services generally situated on street corners that serve the immediate area around them. Such businesses include the traditional “mom and pop” stores, grocery stores, small retail shops, beauty salons, barber shops, laundries, video rental, and gas service stations...These commercial areas have served social and economic functions supporting overall neighborhood activities. The West Salt Lake Community must reverse this decline of neighborhood commercial areas to ensure necessary services (page 4).

Zoning Map Amendment Analysis and Findings

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Findings: The proposed zoning map amendment for the subject properties is not consistent with the adopted 1995 West Salt Lake Community Master Plan; however the amendment is consistent with the proposed March 2006 draft of the West Salt Lake Community Master Plan, which was recommended by the Planning Commission to the City Council for adoption.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Finding: The applicant is proposing to maintain the overall character of the neighborhood by reusing the existing commercial structure. Furthermore, the existing character of adjacent properties located to the south and east is commercial not residential. Therefore, the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Findings: The subject properties have historically been used for commercial or quasi public purposes, not residential. Currently the subject properties are vacant. The proposed zoning amendment will facilitate an adaptive reuse of the subject properties in a manner that is consistent with the stated goals, objectives and development policies as recommended by the Planning Commission in the March 2006 draft of the West Salt Lake Community Master Plan. Therefore the proposed amendment will not adversely affect adjacent properties.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Findings: There are no additional overlay zoning districts that impose additional standards.

- E. 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, storm water drainage systems, water supplies, and waste water and refuse collection.**

Findings: Comments have been provided by pertinent City departments that identify issues that would need to be addressed if approval for the Master Plan Amendment and Zoning Map Amendment is given by the City Council.

RECOMMENDATION:

Based on the findings of fact identified in this report, staff recommends that the Planning Commission make the following recommendations to the City Council:

Petition 400-07-07 Master Plan Amendment: The Planning Commission recommends approval based on the findings below:

- A. The proposal does not detract from the single-family character of adjacent low-density residential neighborhoods.
- B. The proposal does not frustrate the strategies identified for low-density single-family residential neighborhoods identified within the 1995 West Salt Lake Community Master Plan.
- C. The proposal encourages neighborhood commercial development as identified within the 1995 West Salt Lake Community Master Plan.
- D. The proposal is consistent with the March 2006 draft of the West Salt Lake Community Master Plan, which was recommended by the Planning Commission to the City Council for adoption.

Petition 400-07-06 Zoning Map Amendment: The Planning Commission recommends approval based on standards listed in the Zoning Ordinance and the findings below:

- A. The proposed amendment is consistent with the purposes, goals, objectives, and policies of the proposed West Salt Lake Community Master Plan amendment
- B. The proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.
- C. The proposed amendment does not adversely affect adjacent properties.

Michael Maloy, Principal Planner
Planning Division

Attachments:

- Exhibit 1 – Applicant’s Narrative
- Exhibit 2 – Proposed Site Plan
- Exhibit 3 – West Salt Lake Generalized Future Land Use Map (2006 draft)
- Exhibit 4 – Department Comments
- Exhibit 5 – Public Comment

ATTACHMENT 1 – APPLICANT’S NARRATIVE

EXHIBIT 2 – PROPOSED SITE PLAN

EXHIBIT 3 – FUTURE LAND USE MAP (2006 DRAFT)

EXHIBIT 4 – DEPARTMENT COMMENTS

EXHIBIT 5 – PUBLIC COMMENT