



Memorandum

Planning Division
Community & Economic Development Department

To: Planning Commission

From: Nick Britton, Principal Planner
Ana Valdemoros, Associate Planner

CC: Pat Comarell, Assistant Planning Director
Cheri Coffey, Planning Manager

Date: July 2, 2009

Re: Euclid Small Area Plan

The Planning Division is currently drafting the *Euclid Small Area Plan* and is working with the community and advisory boards to formalize the document and move forward with its adoption. Staff is planning to recommend zoning changes to the Euclid neighborhood as the first piece of the plan's implementation schedule.

This document was originally begun in 2004 and was delayed due to a lack of resources. It was revived in early 2009 and staff has met with the community, including residents and property owners, twice. Additionally, we have met with smaller groups from the community to discuss more specific issues.

Because of the delay in the public process of this plan, some of the feedback we have received recently is at odds with feedback originally received four years ago. In particular, the draft plan recommends changing the moderate multi-family land use designation to a single family residential land use along Euclid Avenue between 900 West and 1000 West based on initial comments from the neighborhood. However, during the current public process, it has come to staff's attention that a majority of the residents on this block of Euclid Avenue do not support single family residential zoning and prefer some type of residential mixed-use zoning, similar to what has been recommended for blocks to the north of Euclid Avenue (see attached). However, there are property owners who have supported single family residential zoning or expressed some concern with the uses allowed in mixed-use zones.

After meeting with some of the property owners on Euclid Avenue, staff decided to request that the Planning Commission provide some feedback regarding this issue. Attached you will find a map of the neighborhood, the original future land use recommendations, the original zoning map amendment recommendations, and photographs of Euclid Avenue between 900 West and 1000 West.

Please note that the recommendations found on the attached materials do not represent the Planning Division's final recommendation to the Planning Commission, but the recommendation that was presented to the community. Our final recommendation may be different based on the feedback received from the community and any feedback you may provide. At that time, the finalized draft plan will be brought to the Commission for further feedback and adoption recommendations to the City Council.

If you have any questions prior to the meeting, please contact Nick Britton (801-535-6107 or nick.britton@slcgov.com) or Ana Valdemoros (801-535-7236 or ana.valdemoros@slcgov.com).

Thank you.

Current Zoning in Euclid



Proposed Future Land Use in Euclid

