

PLANNING COMMISSION STAFF REPORT

Zoning Map Amendment Petition No. PLNPCM2010-00549 1370 & 1380 S West Temple Street November 10, 2010



Planning and Zoning Division
Department of Community and
Economic Development

Applicant:

Sattar Tabriz

Staff:

Elizabeth Reining
elizabeth.reining@slcgov.com
801-535-6313

Tax ID:

15-13-227-005-0006
15-13-226-006-0000
15-13-227-006-0000

Current Zone:

Residential Business (RB)

Master Plan Designation:

Central Community Master Plan:
Medium Density
Transit Oriented Development

Council District:

District 5, Jill Remington Love

Lot Size:

14,400 square feet

Current Use:

Vacant structure and parking lot

Applicable Land Use Regulations:

21A.50.050

Notification

- Notice mailed on October 29, 2010
- Sign posted on October 28, 2010
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites October 29, 2010

Attachments:

- A. Site Plan
- B. Photographs
- C. Central Community Future Land Use Map

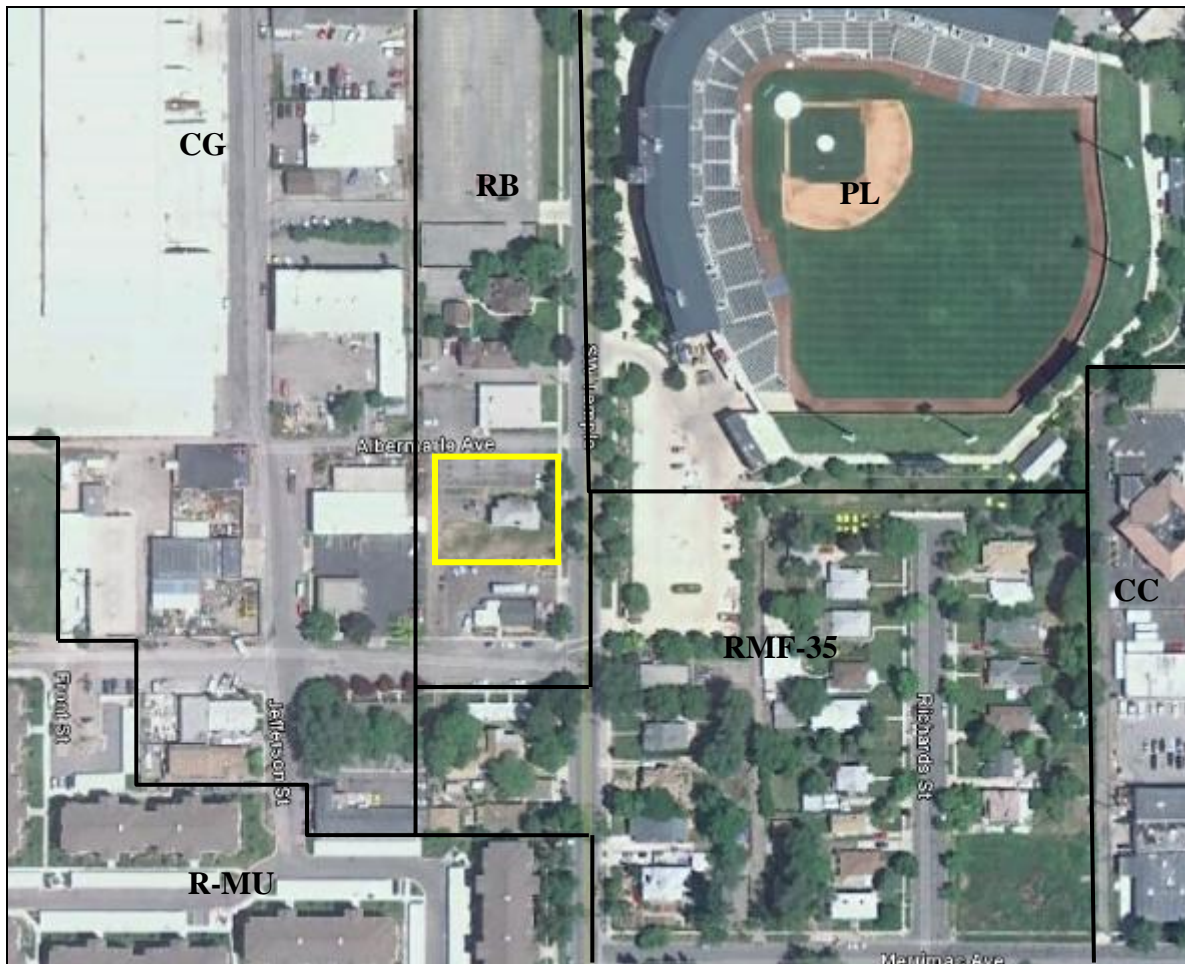
Request

Mr. Sattar Tabriz has requested 1370 and 1380 S. West Temple Street be rezoned from RB (Residential Business) to R-MU (Residential Mixed Use). Mr. Tabriz is requesting the rezoning because he would like to bring the property more into compliance with its future zone designation of Medium Density Transit Orientated Development, as shown on the Central Community Future Land Use Map, and redevelop the property to a higher use, possibly a restaurant, office or residential mixed use development.

Staff Recommendation

Based on the findings listed in the staff report, it is the Planning Staff's opinion that the project generally meets the applicable standards and therefore, recommends the Planning Commission forward a positive recommendation to the City Council to approve the requested zoning map amendment.

VICINITY MAP



Background

Project Description

Mr. Sattar Tabriz, the owner of 1370 & 1380 S. West Temple Street, wishes to rezone that property from RB (Residential Business) to R-MU (Residential Mixed Use). Currently located on the site are a boarded house and a parking lot. Mr. Tabriz wishes to redevelop the property and the zoning designation of R-MU (Residential Mixed Use) will allow him more and greater options. Possible ideas for redevelopment include a restaurant, office and residential mixed use development. There are no definitive plans as of yet so a detailed site plan is not being presented to Planning Commission.

The property under consideration is located across West Temple Street from Spring Mobile Ballpark. Currently there is a restaurant directly to the south, Meditrina. The restaurant is a continuing nonconforming use in the same zoning district as the subject property, RB (Residential Business). The property to the north, also owned by the applicant, is a vacant commercial structure. Across the street from the property is a parking lot for the ballpark, with single family and multifamily residences further south. Behind the subject property are warehouses. While the subject property is in a gateway to single family residential areas, it is separated from those residential uses. One block south, the Towne Gate Apartments are in a R-MU (Residential Mixed Use)

zone and the single family homes located on the east side of West Temple Street and north of Merrimac Avenue are zoned RMF-35 (Moderate Density Multi-Family Residential District).

The Central City Master Plan labels this area the People's Freeway neighborhood planning area. Goals of this area within the master plan include mitigating impacts related to the adjacency of residential and non-residential uses, and addressing ways to transition the northern portion of the neighborhood from low-density residential to transit-oriented development. This rezoning will accomplish both of those goals. The subject property is physically separated from other residential uses and the proposed zoning is more conducive to transit oriented development.

Comments

Public Comments

The Ball Park Community Council held a meeting October 14, 2010 and discussed the rezoning application. Overall, the Council supported the rezoning and did not offer any negative comments.

City Department Comments

Copies of the application and site plan were sent to various city departments on September 7, 2010. The comments received noted general approval of the zoning change, but noted more comments would be forthcoming once a more detailed redevelopment plan was presented for review.

Transportation-

West Temple is a Collector class roadway compliant with the proposed use. Future development is covered to address transportation issues per the R-MU zoning regulations for pedestrian and vehicular circulation as well as parking and services. We will address the future development and status of Albermarle Avenue as required at that time, along with any upgrades needed for West Temple.

Engineering-

We have no concerns about the rezoning application, however, when the applicant submits a more detailed site plan, we will have comments at that time. I assume he is merely submitting this preliminary site plan to help explain what he is intending to build, if the re-zone is approved.

Analysis and Findings

Options

Options for the zoning map amendment application include recommending approval or denial of the rezoning request to City Council. If the request is denied, Mr. Tabriz can still develop his property but he will have limited choices in a RB (Residential Business) district compared to a R-MU (Residential Mixed Use) district. If the request is approved, Mr. Tabriz will have more options to develop the property and develop it in a manner that is more closely associated with Medium Density Transit Oriented Development as noted on the Central Community Future Land Use Map. (See Attachment C-Central Community Future Land Use Map)

Findings

A decision to amend the Salt Lake City Zoning Map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making its decision concerning a proposed amendment, the City Council should consider the following factors found in the Zoning Ordinance under Section 21A.50.050B:

a. 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.

Analysis: The Central Community Master Plan is the current master plan for the area and its adoption updated all previous block and neighborhood plans. The Central Community Master Plan calls for the area including the subject property to be Medium Density Transit Oriented Development (10-50 dwelling units per acre). Medium Density Transit Oriented Development, as defined in the Central Community Master Plan, is:

“Compatible with medium and low density residential and commercial development while allowing higher intensive uses near light rail stations. It includes a mix of ground level retail or office space components with multi-story residential development above ground floor levels. These areas must also have limits on the amount of space allocated for non-residential land uses. Individual solely residential land uses could remain within the TOD area.”

The proposed zoning, R-MU (Residential Mixed Use), is more consistent with the Future Land Use Map classification than the current zoning, RB (Residential Business), as it encourages more mixed use development.

Finding: Staff finds that the proposed amendment to the Zoning Map is consistent with the purposes, goals, objectives and policies of the various adopted planning documents.

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

Analysis: Currently surrounding the subject property is Spring Mobile Ballpark, parking lots, a restaurant, warehouses and an empty office building. Further to the south of the property are single and multi family residential units. Section 21A.24.170 of the Zoning Ordinance states:

“The purpose of the R-MU residential/mixed use district is to reinforce the residential character of the area and encourage the development of areas as high density residential urban neighborhoods containing supportive retail, service commercial, and small scale office uses. The design guidelines are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.

The area surrounding the subject property is in transition, as noted by the designation of Medium Density Transit Oriented Development in the Central Community Future Land Use Map. The proposed zoning of R-MU (Residential Mixed Use) will fit more into this transitional zone than the current zoning RB (Residential Business).

Finding: Staff finds that the proposed amendment to the Zoning Map 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;

Analysis: The proposed rezoning of R-MU (Residential Mixed Use) is more consistent with the Central Community Master Plan designation of Medium Density Transit Oriented Development (see Attachment F). The change in zoning is implementing the long term vision of the area. Therefore the rezoning will not adversely affect adjacent properties.

Finding: Staff finds that 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; and

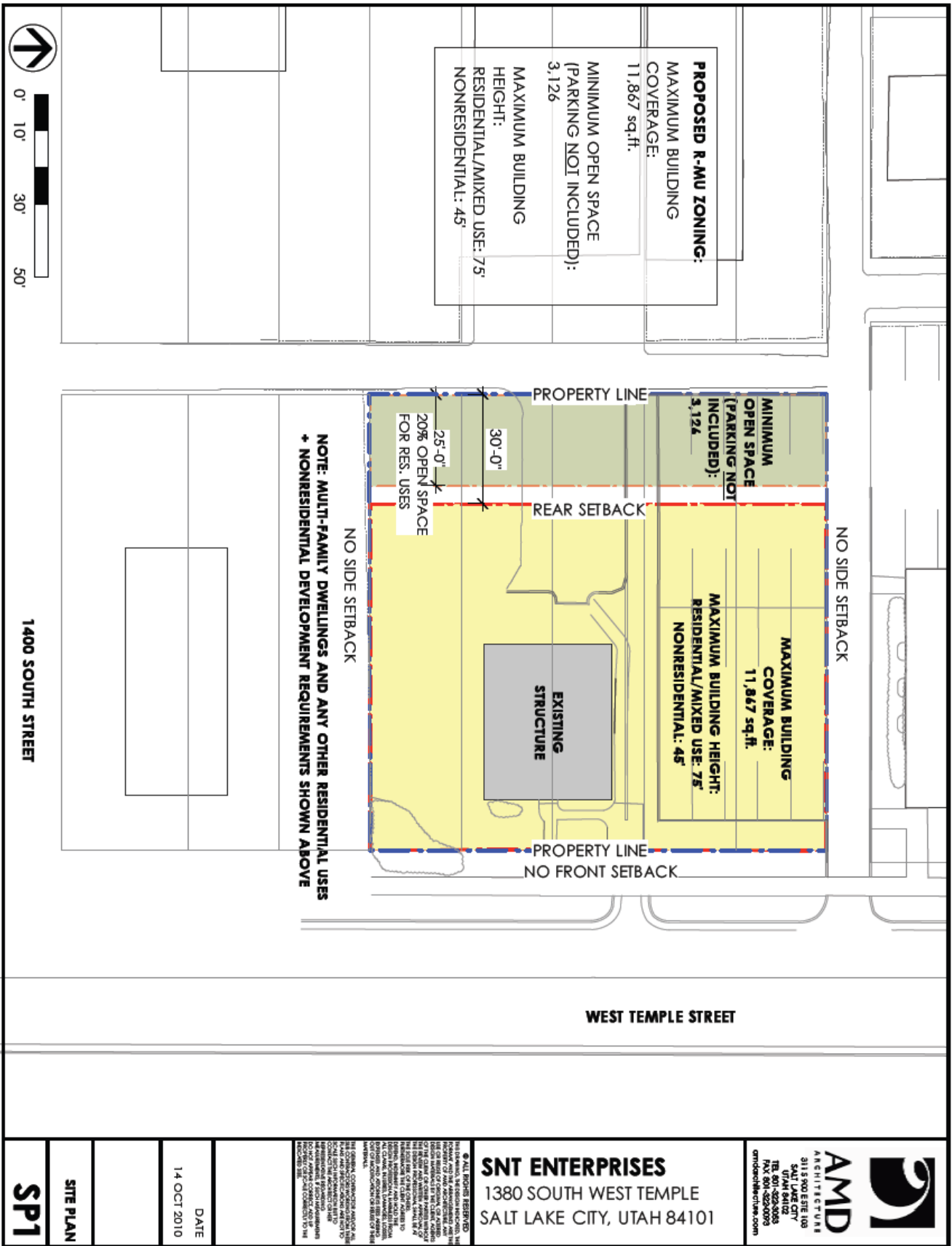
Analysis & Finding: There are no applicable overlay zoning districts for this subject property.

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

Analysis: Transportation has reviewed the zoning amendment application and has stated that West Temple is compliant with the proposed use. No other department has raised concerns about the request.

Finding: Current public facilities and services are adequate to support the proposed zoning of R-MU (Residential Mixed Use).

Attachment A Site Plan





Looking south along S. West Temple to subject property



Looking northeast to subject property

Attachment C
Central Community Future Land Use Map

Central Community Future Land Use

Map Legend

- Light Rail Stations
- Proposed Lightrail Stations
- Historic Preservation
- Light Rail
- Later Phase of Light Rail
- CBD Boundary
- CBD Support Boundary
- Salt Lake Community College/Future Expansion Area
- West Temple Gateway Plan

Future Land Use

- Low Density Residential (1-15 dwelling units/acre)
- Low Medium Density Residential (10-20 dwelling units/acre) *
- Medium Density Residential (15-30 dwelling units/acre) *
- Medium High Density Residential (30-50 dwelling units/acre)
- High Density Residential (50 or more dwelling units/acre)
- Low Residential/Mixed Use (5-10 dwelling units/acre)
- Medium Residential/Mixed Use (10-50 dwelling units/acre)
- Residential/Office Mixed Use (10-50 dwelling units/acre)
- High Mixed Use (50 or more dwelling units/acre)
- Neighborhood Commercial
- Community Commercial
- Central Business District
- Central Business District Support
- Regional Commercial/Industrial
- Low Density Transit Oriented Development (1-20 dwelling units/acre)
- Medium Density Transit Oriented Development (10-50 dwelling units/acre)
- High Density Transit Oriented Development (50 or more dwelling units/acres)
- Open Space
- Institutional
- Gateway Master Plan
- Non-conforming properties to be evaluated for appropriate land use designation.
(Interim land use policy would be adjacent land use classifications)

*NOTE: The Low-Medium and Medium Density Land Use designations may include multiple zoning designations (e.g., a single land use designation and map color may represent RMF-35 or SR-3 classifications)

