

## PLANNING COMMISSION STAFF REPORT

### North Redwood Road (OS) Zoning Map Amendment PLNPCM2010-00328 (R-1/7,000) to (OS) at 1260-1306 North Redwood Road October 13, 2010



Planning and Zoning Division  
Department of Community and  
Economic Development

**Applicant:**

Mayor Ralph Becker

**Staff:**

Nole Walkingshaw,  
nole.walkingshaw@slcgov.com  
(801)-535-7128  
Daunte Rushton  
Daunte.rushton@slcgov.com

**Tax ID:**

1260 North=08-27-201-006;  
1274 North=08-27-201-005;  
1282 North=08-27-201-004;  
1292 North=08-27-201-003;  
1306 North=08-27-201-002.

**Current Zone:**

R-1-7,000: Single-Family  
Residential District

**Master Plan Designation:**

Northwest Jordan River/ Airport  
Master Plan;  
Parks/Open Space designation.

**Council District:**

Council District 1  
Carlton Christensen

**Community Council:**

Rose Park  
Brad Bartholomew

**Lot Size:**

Total: 114,998.4 square feet or  
2.64 Acres

**Current Use:**

Vacant/ Undeveloped

### ***Request***

Mayor Ralph Becker is requesting a zoning map amendment for five parcels on Redwood Road between 1260 North and 1306 North Redwood Road. The amendment would provide for a rezone from the parcels existing usage as Single-Family Residential (R-1/7,000) to Open Space (OS), and would be used to expand and improve both the Rose Park and Jordan River Par 3 Golf Courses.

### ***Staff Recommendation***

Based on the findings listed in the staff report, it is Planning Staff's opinion that a zoning map amendment for the provision of Open Space (OS) would contribute to the vision and purposes of the Northwest Master Plan, contribute to the purpose of Salt Lake City Corporation's Open Space District (OS), and that the Planning Commission should forward a favorable recommendation to the City Council.

**Applicable Land Use**

**Regulations:**

21A.32.100 Open Space District

21A.50 Amendments

**Attachments:**

- A. Site Plan Drawings.
- B. Photographs
- C. City Department  
Comments



## VICINITY MAP



### Background

#### Project Description

On May 24, 2010, Salt Lake City Mayor Ralph Becker initiated a rezone request for five parcels between 1260 North and 1306 North Redwood Road, from Single-Family Residential (R-1/7,000) to Open Space (OS). This rezone will include the properties of 1260 North Redwood Road, 1274 North Redwood Road, 1282 North Redwood Road, 1292 North Redwood Road, and 1306 North Redwood Road. The Northwest Community Master Plan identifies the five parcels with the future land use of Parks/ Open Space. The five parcels are located immediately South of the Rose Park Golf Course, and immediately North of the Jordan River Par 3 Golf Course; both are zoned as an Open Space District (OS), and identified within the Northwest Community Master Plan with the future land use designation of Parks/Open Space. Approval of the zoning map amendment to Open Space (OS) would allow Salt Lake City Corporation to expand and improve both golf courses.

The physical characteristics of the five parcels are undeveloped, and vacant of any structure. On December 3, 2008, a demolition permit was issued for removal of one (1) single-family dwelling unit from each of the five parcels. On April 3, 2009, inspections were conducted for each of the five parcels which confirmed that the dwellings had been demolished, the land was flattened, and that the debris had been removed. Prior to the demolitions, zoning comments reported that no replacement use is planned for any of the five parcels.



**Scope of Review:** The five parcels proposed for the re-zone from Single-Family Residential (R-1/7,000) to Open Space (OS) will be subjected to the standards of approval for zoning map amendments, and must comply with the Amendments Ordinance.

## **Comments**

### **Public Comments**

On June 17, 2010, the petition was routed to the Rose Park Community Council. The Community Council will not be meeting until September 2010, and Planning Staff has offered to prepare a briefing to the Community Council regarding the zoning map amendment.

On July 15, 2010 an Open House was conducted regarding the zoning map amendment from Single-Family Residential (R-1/7,000) to Open Space (OS). The Open House was held from 4:30 to 6:00 P.M in the first floor hallway of the Salt Lake City and County Building; three people signed the attendance roll.

### **City Department Comments**

On June 24, 2010, the petition initiation was routed to the pertinent City Departments for review and reception of commentary regarding the parcels' history. The comments received are attached to this staff report in Attachment C. In general, none of the departments that submitted comments were opposed to the request.

## **Analysis and Findings**

### **Options**

Alternatives to amending the five parcels to Open Space (OS) shall include those open space uses permitted by the R-1/7,000 zone. Uses of open space deemed permissible by the R-1/7,000 Ordinance includes: Public and private natural open space and conservation areas; public pedestrian pathways, trails and greenways. The provision of the open space uses included within the R-1/7,000 zone may still provide an environment which supports the expansion and augmentation of the Rose Park and Jordan River Par 3 Golf Courses, without the requirement of a zoning map amendment to Open Space (OS). However, golf activities would not be allowed without rezoning the properties to Open Space (OS).

### **Findings**

**Section 21A.50.050.** A decision to amend the text of this title or the 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:

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

**Finding:** Planning Staff finds that the rezone request to Open Space (OS) for the five parcels would be consistent with the policies of Open Space (OS) as identified within the Northwest Community Master Plan. Within the Master Plan, the section entitled "Golf Courses", explains that when renovation of the Rose Park Golf Course is considered, one option should be "relocating portions of the existing golf course along



Redwood Road". The five parcels proposed for the zoning amendment are located in a unified and unbroken pattern along Redwood Road, and is consistent with the matter of relocation.

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

**Finding:** Planning staff finds that the landscape immediately surrounding the North, East, and South sides of the five parcel area is already zoned as an Open Space District (OS) and occupied by the Rose Park Golf Course and Jordan River Par 3 Golf Course. Both golf courses are to be continued as Open Space (OS), with the future land use designation of Parks/Open Space within the Northwest Community Master Plan. Amending the five parcels from Single-Family Residential (R-1/7,000) to Open Space (OS) would be a harmonious and consistent contribution to the existing character of the area immediately surrounding the five parcels, and would implement the "purpose statement" (21A.32.100) of the Open Space District (OS) Ordinance, which states:

"The purpose of the OS open space district is to preserve and protect areas of public and private open space and exert a greater level of control over any potential redevelopment of existing open space areas".

In accordance with the "purpose statement" of the Open Space District, the zoning map amendment to Open Space (OS) for the five parcels would preserve and protect the open space areas of the Rose Park and Jordan River Par 3 Golf Courses, allowing Salt Lake City Corporation to augment and improve both City owned Golf Courses for a harmonious contribution of Open Space (OS) to the surrounding area.

**c. The extent to which the proposed amendment will adversely affect adjacent properties;**

**Finding:** Planning Staff finds no indication that a zoning map amendment from Single-family residential (R/1-7000) to Open Space (OS) will adversely affect adjacent properties. The area is surrounded by Open Space (OS) uses, and approval of the zoning map amendment would assist with the augmentation and enhancement of both the Rose Park and the Jordan River Par 3 Golf Courses, and would be consistent with the purposes of the Open Space District (OS) for Salt Lake City Corporation. To the West of the five parcels, and across the street of Redwood Road is Multi-Family Residential (RMF-30). A golf course would not adversely affect the properties adjacent to the five parcels proposed for rezone.

**d. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards; and**

**Finding:** The proposed zoning map amendment is located within the following Overlay Districts: Airport Flight Path Protection Overlay District (AFPP); Lowland Conservancy Overlay District (LC); Riparian Corridor Overlay District (RPO). If the zoning map amendment is approved, all changes to incorporate the five parcels into the existing golf courses must comply with the regulations of the applicable overlay zones, and the zoning requirements of the Open Space District (OS).

**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**

**Finding:** Planning Staff finds that additional public facilities and services will not be needed for the addition of Open Space (OS) at these five parcels. The Public Utility Review revealed that when the single-family dwellings were demolished in 2008, the sewer laterals were properly terminated, but waters laterals



still remain in service between the parcels of 1260 North and 1306 North Redwood Road, and these must be properly terminated and killed at the main to protect the sanitation of the water in the mains.

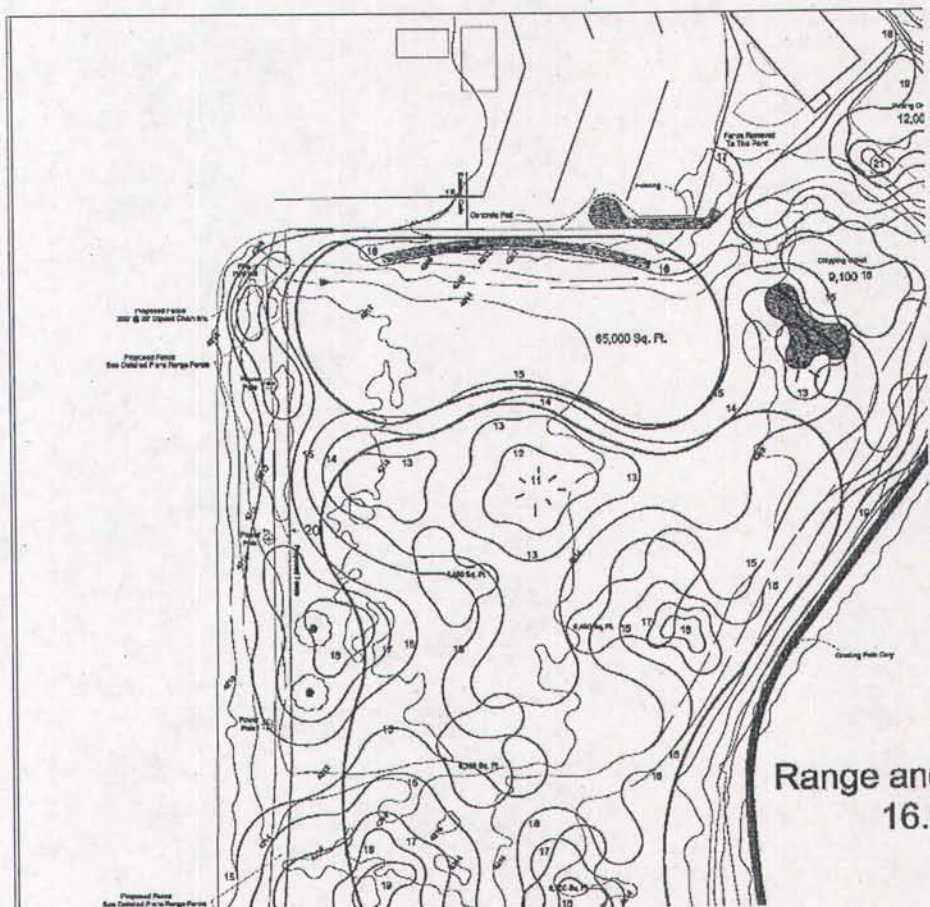
Comments received from the Transportation revision reveals that the driveway access was removed back in 2008 when the single-family dwellings were demolished upon each of the five parcels. The proposal to rezone the parcels from Single-family residential (R-1/7,000) to Open Space (OS) would remove the future reinstatement of the driveways, and removal of the driveways would reduce vehicular impacts to Redwood Road.

### **Notification**

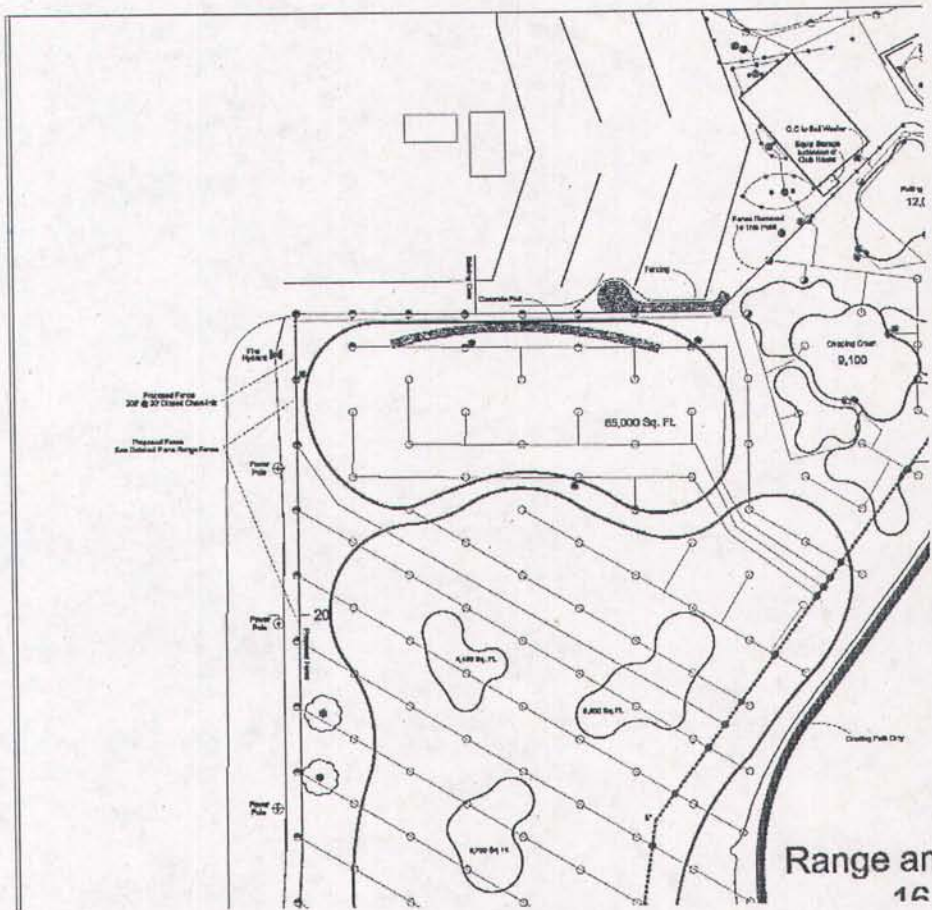
- Notice mailed on September 24, 2010
- Newspaper posting October 4, 2010
- Sign posted on September 30, 2010
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites

**Attachment A**  
**Site Plan Drawings**







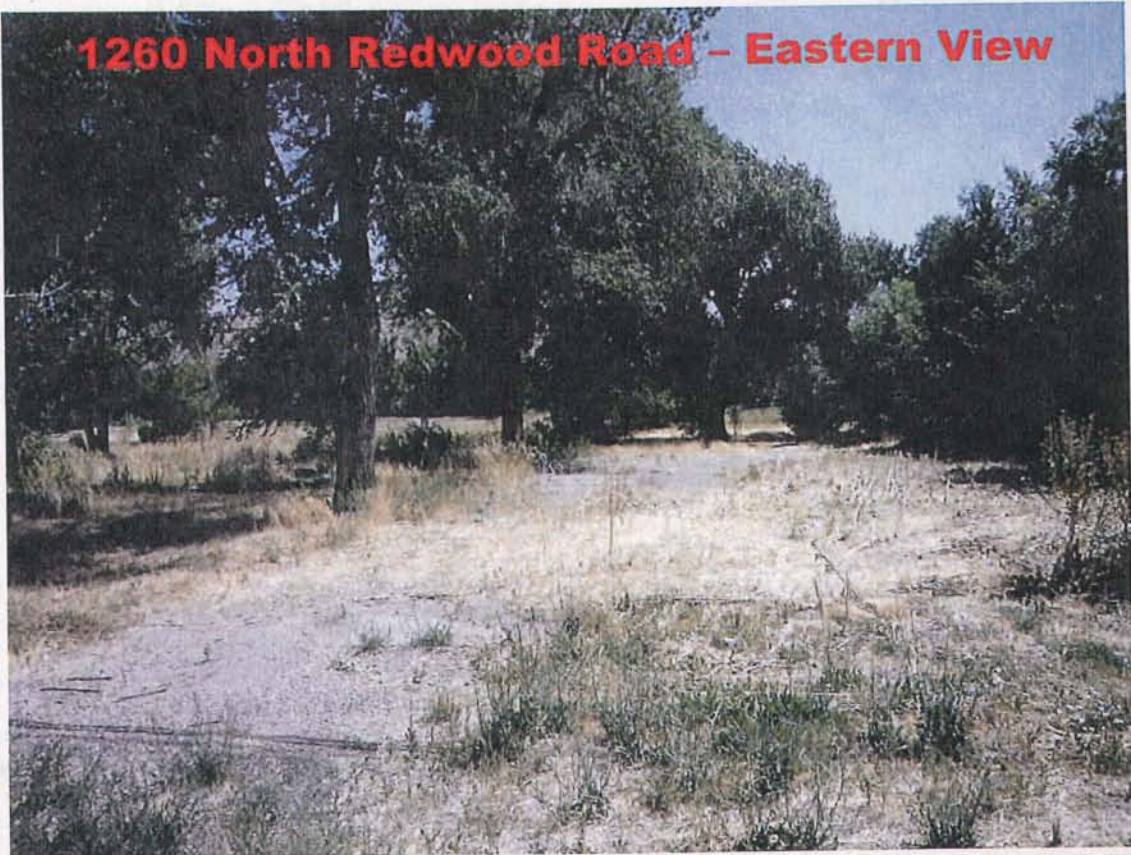




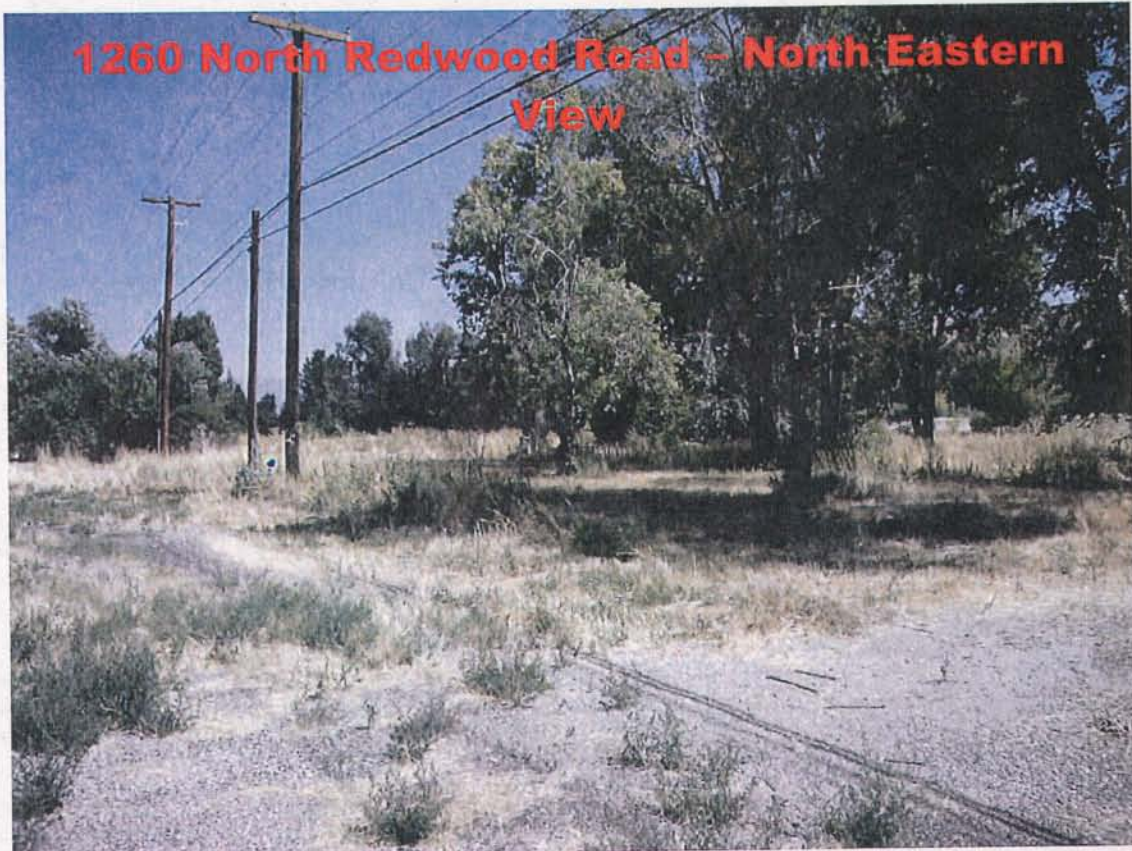
**Attachment B  
Photographs**



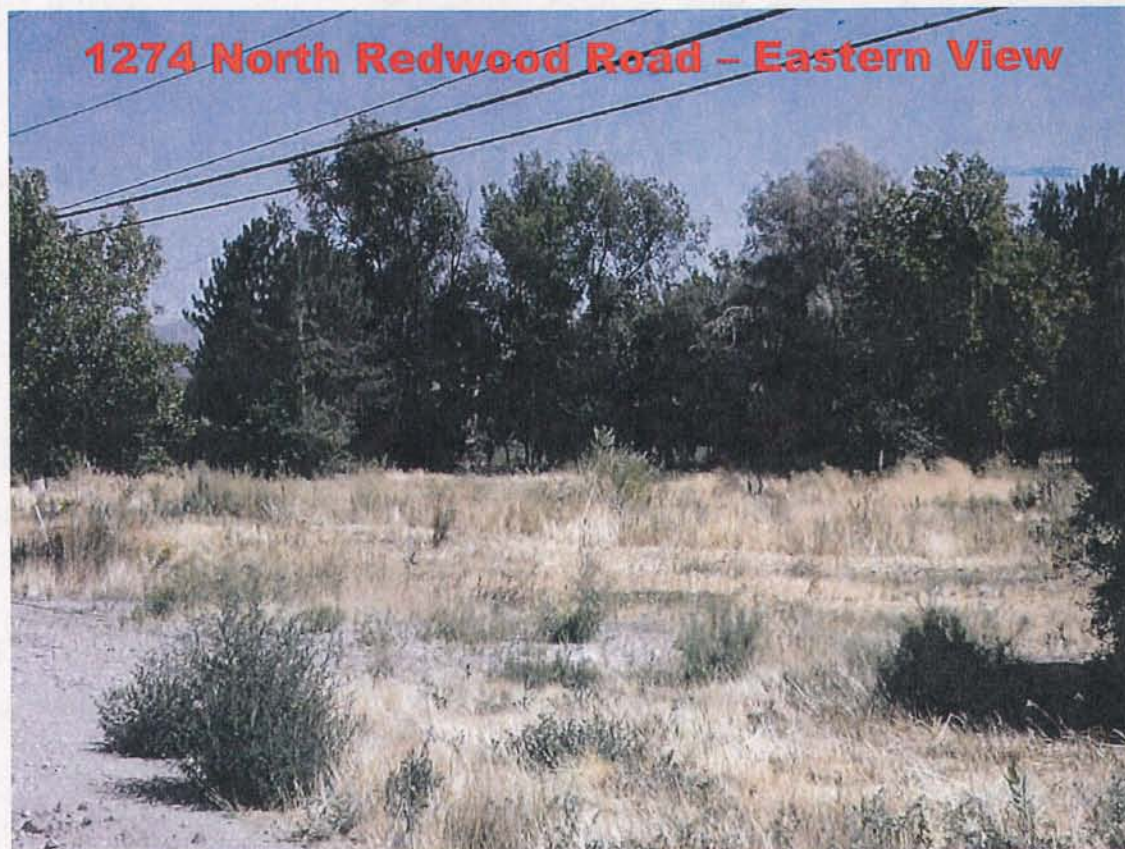
**1260 North Redwood Road – Eastern View**



**1260 North Redwood Road – North Eastern View**













## **Attachment C City Department Comments**

### **Public Utility Review: July 12, 2010-**

“When the houses were demolished the sewer laterals were properly terminated, however the various water laterals still remain in service. The water laterals for the properties between 1260 North and 1306 North Redwood Road must be properly terminated and killed at the main to protect the sanitation of the water in the mains”

### **Transportation Review: June 30, 2010-**

“The residential properties (5) were demo’ed back in 2008 and there fore removed the driveway access function at that time. The proposal to change the zoning from R-1/7,000 to OS in conjunction with the Golf Course function should remove future reinstatement of the Driveways and vehicular impacts to Redwood Road. Sincerely, Barry Walsh cc Kevin Young, P.E.”

The petition was also routed to the City Departments of Engineering, Fire, and Police, who had either no comments, or commentary which held no particular points of interest or problems concerning any of the five parcels.