

**PLANNING COMMISSION STAFF REPORT  
Legislative Item**

**900 South 900 East Rezone  
Zoning Map Amendment PLNPCM2010-00360  
700 East – 900 East, 700 South – 900 South  
December 12, 2012**



Planning Division  
Department of Community and  
Economic Development

**Applicant:**

City Council  
Luke Garrott

**Staff:**

Jordan Swain and Ray  
Milliner, (801)535-7645  
ray.millner@slcgov.com

**Current Zone:**

RMF-30, RMF-35,  
RMF-45, CN

**Master Plan Designation:**

RMF-30, RMF-35,  
RMF-45, CN

**Council District:**

District 4

**Community Council:**

East Central

**Lot Size:**

Multiple

**Current Use:**

Residential  
Commercial

**Attachments:**

- A. Proposed Zoning Map
- B. Existing Zoning and Future Land Use Maps
- C. Photographs
- D. Recommendations
- E. Public Input

***Request***

On June 5, 2012 the City Council initiated a petition for a Zoning Map Amendment to rezone single family homes and businesses within the area from 700 South to 900 South and 700 East to 900 East. If approved, the petition will:

- Rezone existing single family homes and duplexes from multi-family (RMF-30, RMF-35 or RMF-45), to Single and Two Family Residential (R-2).
- Rezone existing commercial properties from multi-family (RMF-30, RMF-35 or RMF-45), to either Small Neighborhood Business (SNB) or Commercial Neighborhood (CN).

There are approximately 187 parcels affected by this petition (see vicinity map below, and proposed zoning maps attached as exhibit A). The Planning Commission is required to transmit a recommendation to the City Council for Zoning Map Amendment Requests.

***Recommendation***

Based on the analysis in the staff report, it is the Planning Staff's finding that the project generally meets the applicable standards for a Zoning Map Amendment and therefore recommends that the Planning Commission forward a positive recommendation to the City Council.

***Recommended Motion***

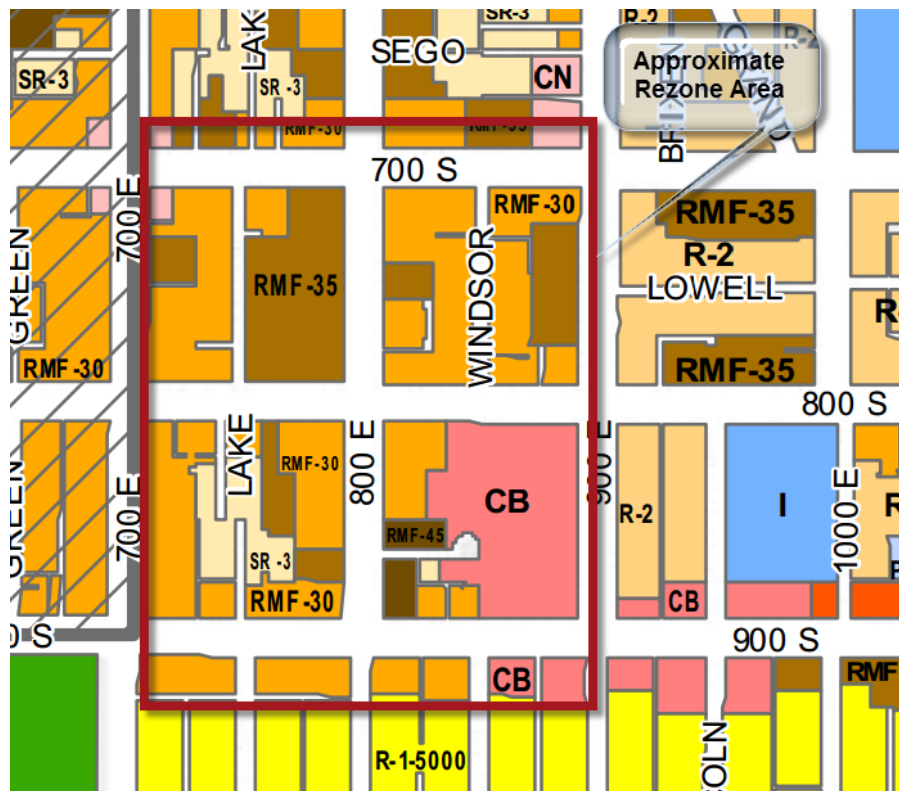
Based on the testimony, plans presented, and the findings written in this staff report, I move that the Planning Commission forward the City Council a positive recommendation to rezone the properties within the area of 700 South to 900 south and 700 East to 900 East from Multi-Family residential (RMF-30, RMF-35 or RMF-45) to either Single or Two Family Residential (R-2), Small Neighborhood Business (SNB), or Neighborhood Commercial (CN) as shown on the draft zoning map attached to this staff report. The proposal meets the minimum standards necessary for a Zoning Map Amendment

# VICINITY MAP



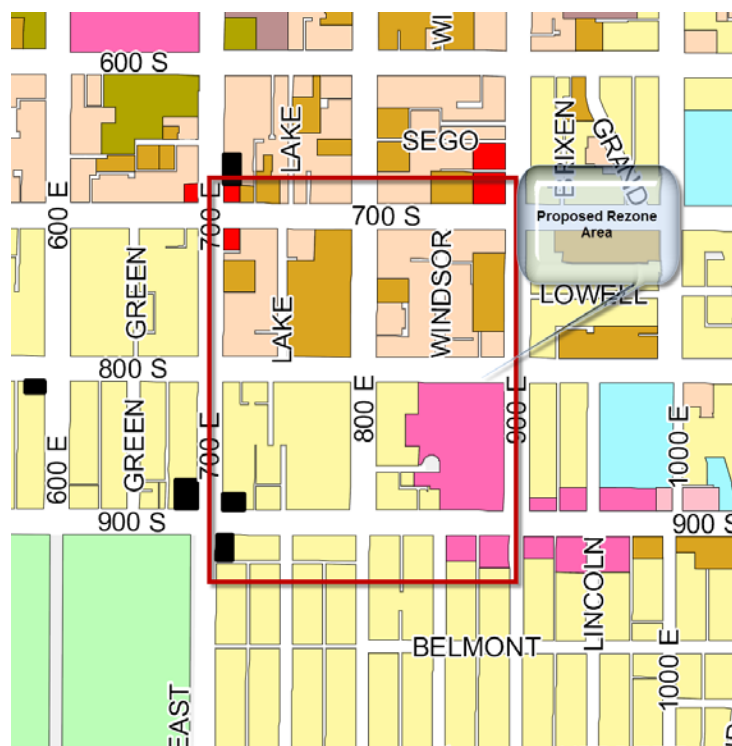
## Central Community Zoning Map

Entire map with key attached as exhibit B



## Future Land Use Map from Central Community Master Plan

Entire map with key attached as exhibit B



## **Background**

On June 6, 2012, the City Council initiated a petition to rezone all properties within the area between 700 South and 900 South and 700 East and 900 East that are inconsistent with the policies, goals and future land use map designations of the Central Community Master Plan. These properties are mostly zoned Multi-family (RMF-30, RMF-35 or RMF-45) but have a single family home or duplex on them. Additionally, the petition would change improperly zoned commercial properties to either Small Neighborhood Business (SNB) or Neighborhood Commercial (CN). The purpose of the petition is to create greater consistency between existing land use and the Central Community Master Plan.

Over the years, local residents have expressed concerns that the residential nature of the area is being threatened by commercial growth, especially in those properties located near the existing commercial areas (the 900 South 900 East intersection, and Smiths market). They state that the residential feel of the neighborhood will be lost entirely unless the property is zoned to mirror the existing development.

On November 1, 2005 the City Council adopted an extensive update of the Central Community Master Plan. On December 21, 2005 a petition to review potential zoning conflicts between the Future Land Use map of the Central Community Master Plan and the Central Community Zoning Map was initiated by the then Mayor Rocky Anderson. No action was taken on the petition and it expired. As a result, much of the land in the Central Community has been zoned contrary to its designation on the Future Land Use Map.

## **Project Description**

The area in question includes the area between 700 South and 900 South and 700 East and 900 East. There is a mixture of Single-Family, Two-Family, and Multifamily dwelling units within the defined area. Of the approximately 187 parcels within the area in question; 7 contain Multi-Family dwelling units; 13 contain Two-Family dwelling units; 5 contain commercial buildings and; 155 contain Single-Family dwelling units (many with accessory apartments). Heights of the existing residential and commercial units range from approximately 13 to 36 feet. Currently this area is zoned either Low- Moderate- or Moderate/High- Density Residential (RMF-30 – RMF-45).

Those properties currently containing single-family units or duplex units are proposed to be rezoned from multi-family to Single Family and Two Family Residential (R-2). Those parcels that contain three units or more will remain unchanged. Four of the commercial units are proposed to be changed to either CN or SNB.

Each zone was chosen because it best fits the purposes of the Central Community Master Plan, and the actual development on the ground. Purpose statements for the proposed zones state:

- **R-2** = The purpose of the R-2 single- and two-family residential district is to preserve and protect for single-family dwellings the character of existing neighborhoods which exhibit a mix of single- and two-family dwellings by controlling the concentration of two-family dwelling units. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play and to promote sustainable and compatible development patterns.
- **CN** = The CN neighborhood commercial district is intended to provide for small scale, low intensity commercial uses that can be located within and serve residential neighborhoods. This district is appropriate in areas where supported by applicable master plans and along local streets that are served by multiple transportation modes, such as pedestrian, bicycle, transit and automobiles. The standards for the district are intended to reinforce the historic scale and ambiance of traditional neighborhood retail

that is oriented toward the pedestrian while ensuring adequate transit and automobile access. Uses are restricted in size to promote local orientation and to limit adverse impacts on nearby residential areas.

- **SNB** = The purpose of the small neighborhood business zoning district is to provide areas for small commercial uses to be located adjacent to residential land uses, including midblock. This district will preserve and enhance older commercial structures and storefront character by allowing a variety of commercial uses and placing more strict regulations on new construction and major additions to existing buildings. The regulations are intended to restrict the size and scale of the commercial uses in order to mitigate negative impacts to adjacent residential development and encourage pedestrian oriented development. This zoning district is appropriate in places where it is supported by a community master plan, small area master plan or other adopted city policies.

## ***Public Notice, Meetings and Comments***

The following is a list of public meetings that have been held related to the proposed project:

- Open House held on 10/19/2012. Comments and notes can be found in attachment C.
- Open House held on 11/15/2012. Comments and notes can be found in attachment C.

Notice of the public hearing for the proposal includes:

- Public hearing notice posted in newspaper on November 26, 2012.
- Public hearing notice mailed on November 26, 2012.
- Public hearing notice posted on property on November 26, 2012.
- Public hearing notice posted on City and State websites on November 26, 2012.
- Public hearing notice emailed to the Planning Division listserv on November 26, 2012.

## ***Analysis and Findings***

**21A.50.050 Standards for general amendments.** 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.

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

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;

**Analysis:** The Future Land Use Map in the Central Community Master Plan defines the property as low density residential 1-15 units per acre. Current zoning designations allow 10-30 units per acre, which exceeds the master plan. The Central Community Master Plan consistently emphasizes the need to preserve the existing single family housing stock, and discourages the replacement of single family homes with multi-unit dwellings.

- Residential Land Use Policy 1 states, “Preserve low density residential areas and keep them from being replaced by higher density residential and commercial uses.”

- The future residential land use changes section states, “The Central Community has a notable diversity of housing options which this master plan seeks to preserve. Therefore, most residential neighborhoods will retain existing zoning or be zoned to a lower density.”
- The Commercial Land Use section states: “Non-conforming land uses such as a commercial business on residentially zoned property, can serve the local community. In some cases these businesses may be 20 to 50 years old and have provided convenient service to the neighborhood. These types of businesses also add character and opportunities for social exchanges in the neighborhood.”

The proposed map amendment will rezone the residential properties in the defined area to R-2 (1-15 units per acre), which will enable the current uses to continue legally, while preventing their replacement by higher density residential. Likewise, the rezone of the commercial properties will enable each existing entity to operate legally as they have done as non-conforming uses for many years.

**Finding:** Staff finds that the proposed amendment brings the defined area closer to the goals and recommendations found in the current master plan.

2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;

**Analysis:** When these properties were zoned medium density, policy makers had determined that the Central Community area would be a good receiving zone for multi-unit housing, as it is close to downtown and the University of Utah. Over the years, however, this philosophy has changed, and policy makers have determined that the preservation of the existing housing stock is desired over any increase in density. This policy change is reflected in the current edition of the Central Community Master Plan and the Central Community Future Land Use Map but not on the Zoning Map. This amendment will bring the Zoning Map into conformance with the stated goals and policies of the Central Community Master Plan.

Each proposed zone (R-2, SNB and CB) was chosen specifically because its purpose statement, and use requirements are the best fit for the rezone areas. The existing single- and two-family dwelling units within the defined area are more consistent with the definition of an R-2 district than with the existing zone designation. The RMF-30, RMF-35, and RMF-45 zoning districts would allow much larger amounts of building mass and density than what currently exists. Further, the R-2 zone allows single family and 2 family homes with a limit on the number of 2 family dwellings for properties subdivided after 1995.

Likewise, the commercial buildings on the corners of; 900 South / 700 East; and 800 South / 800 East are in a RMF-35 zoning district. The proposed amendment will change these parcels to Small Neighborhood Business (CN or SNB), thus making the existing land use more consistent with its zone designation. Such an amendment would be the first instance of an SNB district being implemented since its inception in July, 2012.

**Finding:** Staff finds that the proposed rezone furthers the specific purpose statements of the Zoning Ordinance because the proposed zones match the existing development better than the existing zone.

3. The extent to which a proposed map amendment will affect adjacent properties;

**Analysis:** The proposed Zoning Map Amendment will have no effect on adjacent properties because no physical changes to the area will occur as a direct result of the rezone. The purpose of the amendment is to preserve the existing character and feel of the neighborhood.

**Finding:** Staff finds that the proposed zoning amendment will not affect adjacent properties.

4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards.

**Analysis:** There are no overlay zones on the property

**Finding:** This standard is not applicable.

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

**Analysis:** This application has been reviewed by all applicable City Divisions. Comments from each indicate that they have no objection to the proposed zoning map amendment.

**Finding:** Staff finds that the proposed amendment will have all utility and public services necessary to accommodate the site.

## **Alternatives**

When reviewing the proposed Zoning Map Amendment, the Planning Commission has three options:

1. Forward a positive recommendation to the City Council as proposed
2. Direct staff to modify the proposal and forward a positive recommendation to the City Council once the directed change is made.
3. Forward a negative recommendation to the City Council.

When reviewing the petition, staff looked at a number of alternatives to the proposal, such as using the R-1/5,000 zone instead of the R-2 zone. However, after touring the neighborhood and receiving public opinion at the October 19, 2012 open house, it was determined that the R-2 zone best met the wishes and needs of the property owners while more closely mirroring the existing development. Therefore, it is staff's finding that the best alternative for the neighborhood is proposed in the analysis section above.

## **Commission Options**

Section 21A.50.40.F states that the Planning Commission shall recommend approval or denial of the proposed amendment or the approval of some modification of the amendment and shall then submit its recommendation to the City Council. Standard "1" of Section 21A.50.050 of the Zoning Ordinance requires that the Planning Commission and City Council consider whether the zoning map amendment is consistent with the purposes, goals, objectives and policies of the various City planning documents. In this case, the Zoning Map of the Central Community is not consistent with the Central Community Master Plan and the City Council and Planning Commission are being asked to make them consistent. If it is decided in the affirmative, then positive motions for the zoning map amendment should follow. If it is determined that the proposed amendment is not consistent, then direction for changes should be given to staff, or a negative recommendation should follow.



It is important to note that the City Council is the final decision maker on the petition, and has the right to adopt, modify or deny any recommendation forwarded by the Planning Commission.

## **Potential Motions**

The motion recommended by the Planning Division is located on the cover page of this staff report. The recommendation is based on the above analysis. The following is a potential motion that may be used in case the Planning Commission determines that a negative recommendation should be forwarded to the City Council:

**Not Consistent with Staff Recommendation:** Based on the testimony, plans presented, and the findings written in this staff report, I move that the Planning Commission forward the City Council a negative recommendation for the rezone of the properties within the area of 700 South to 900 south and 700 East to 900 East from Multi-Family residential (RMF-30, RMF-35 or RMF-45) to either Single or Two Family Residential (R-2), Small Neighborhood Business (SNB), or Neighborhood Commercial (CN) as shown on the draft zoning map attached to this staff report. The proposal does not meet the minimum standards necessary for a Zoning Map Amendment

The Planning Commission shall make findings on the Zoning Map Amendment standards as listed below:

- 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;
- Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;
- The extent to which a proposed map amendment will affect adjacent properties;
- 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 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.



**Attachment A**  
Proposed Zoning Map



- Single Family Residential ( R1-5000 )
- Single and Two-Family Residential ( R2 )
- Community Neighborhood Business ( CNB )
- Neighborhood Commercial ( CN )
- Unaffected Parcels



- Parcel Included in Study
- Parcel Not Included in Study



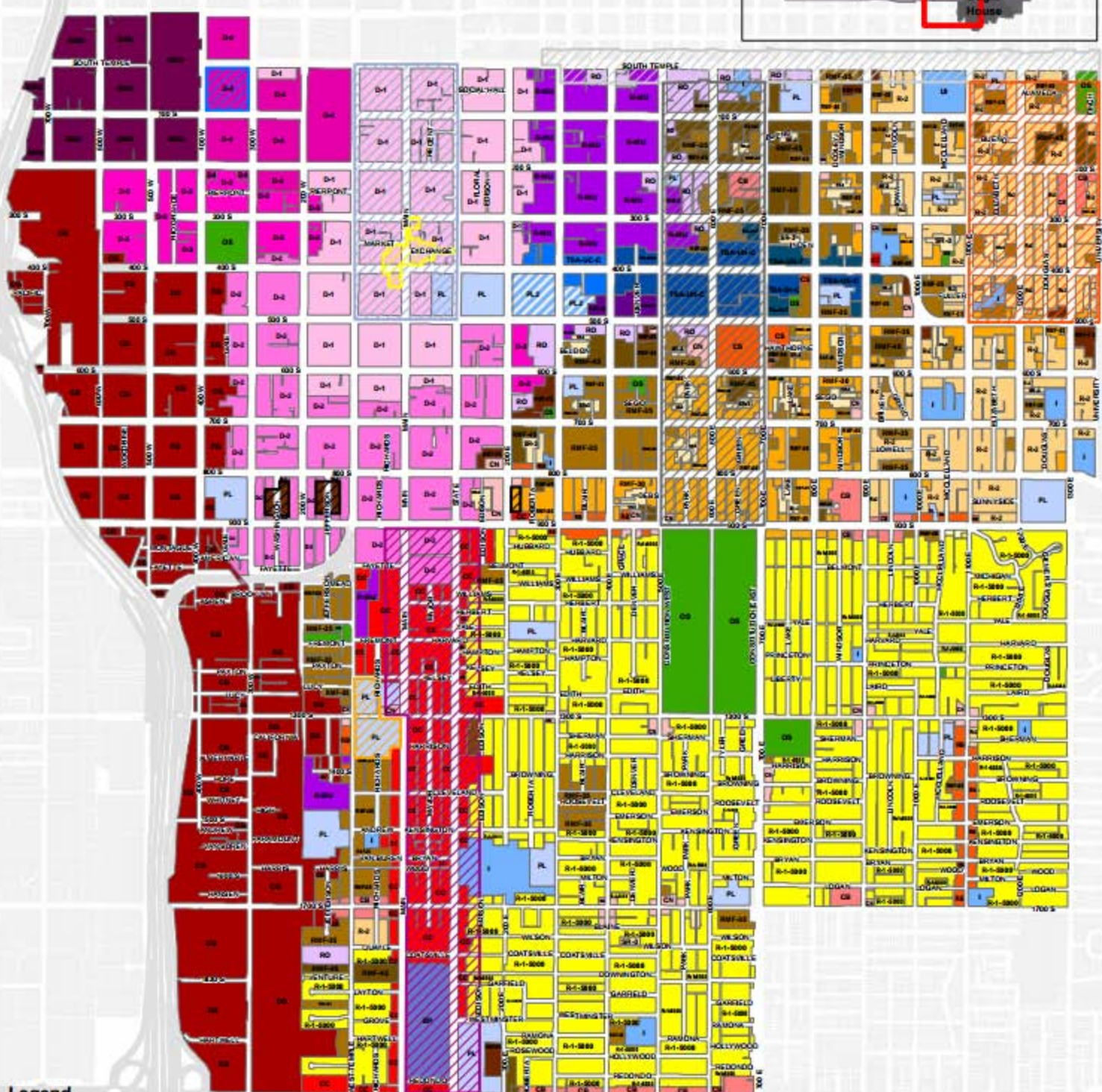
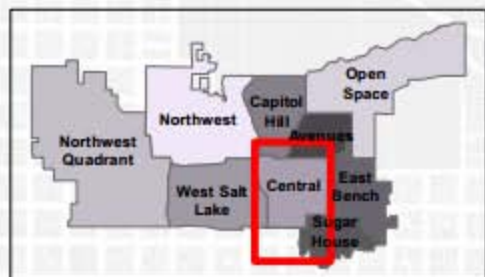
- 1 Family Residence
- 2 Family Residence
- 3+ Family Residence
- Commercial Building

# **Attachment B**

## Existing Central Community Zoning And Future Land Use Maps



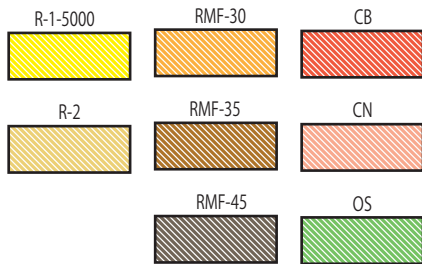
# Central Community Zoning Map



**Legend**

	Central Community		CB	Community Business		R-MU	Residential/Mixed Use District - 75' Height
	Exchange Place		CS	Community Shopping		R-MU-45	Residential/Mixed Use District - 45' Height
	South Temple		CC	Commercial Corridor		RB	Residential/Business District
	University		CG	General Commercial		RMF-30	Low Density Multi-Family Residential
<b>Overlay Districts</b>			D-1	Central Business District		RMF-35	Moderate Density Multi-family Residential
	Sports Arena Sign		D-2	Downtown Support District		RMF-45	Moderate/High Density Multi-family Residential
	Ballpark Sign		D-3	Downtown Warehouse/Residential District		RMF-75	High Density Multi-family Residential
	Downtown Main Street Core		D-4	Downtown Secondary CBD		RO	Residential/Office
	South State Street		GMU	Gateway Mixed Use		SR-1	Special Development Pattern
	Transitional		I	Institutional		SR-3	Special Development Pattern Residential
<b>Zoning</b>			PL	Public Lands		TSA-UC-C	Transit Station Area - Urban Center - Core
	BP		PL2	Public Lands 2		TSA-UN-C	Transit Station Area - Urban Neighborhood - Core
	CN		R-1-5000	Single-Family Residential		TSA-UN-T	Transit Station Area - Urban Neighborhood - Transition
			R-2	Single- and Two-Family Residential		UI	Urban Institutional







# Central Community Future Land Use

\* 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)

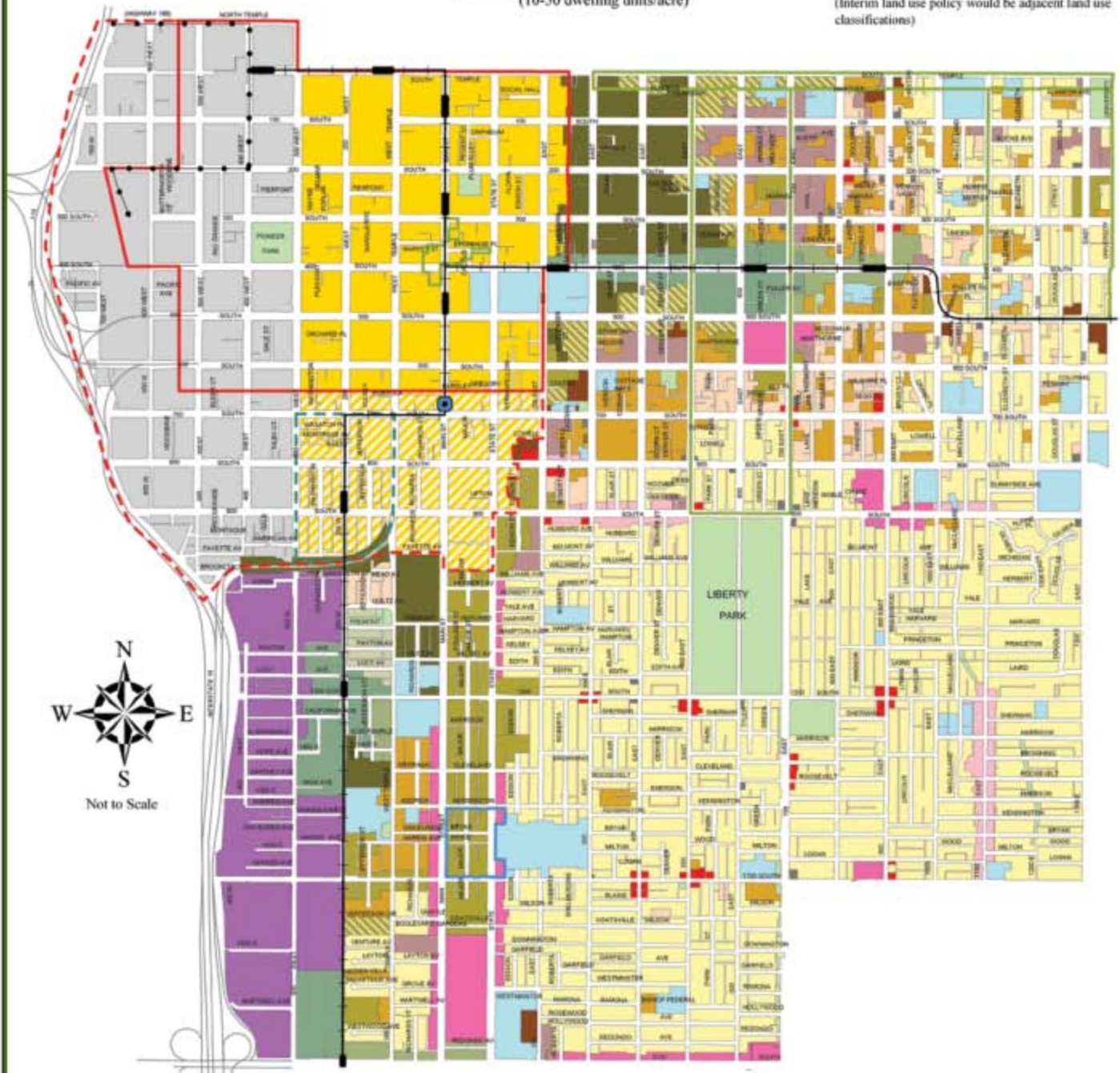
## Map Legend

-  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/acre)
-  Open Space
-  Institutional
-  Gateway Master Plan (Note: Future Land Use Shown in the Gateway Master Plan)
-  Non-conforming properties to be evaluated for appropriate land use designation. (Interim land use policy would be adjacent land use classifications)



# **Attachment C**

Photos



900 South 900 East looking west



700 South 800 East looking south





**800 South 800 East Looking South**



**900 East 700 South Looking East**



**900 South 800 East Looking North**

**Attachment D**  
Public Input

## New suggestion

3

votes

### ***Business on 705 East 900 South should be kept Low Density / Moderate Density***

Posted in [Between 700 South and 900 South and 700 East and 900 East](#)

I feel that a change to commercial zoning would have a multitude of irrevocable negative impacts. Our home is so close to the parking lot that we would undoubtedly be bombarded at all hours with the sounds of people talking, car doors slamming, engines starting. I strongly feel that having a high traffic business would both reduce the value of our property as well as make it more difficult to sell. I am also concerned about the effect a high traffic business would have on the parking situation. Most of the residents on our street rely on street parking and that would undoubtedly be effected if the corner became a high traffic business.



on Dec 5, 2012 ([comments](#))

[Delete](#)[Mark as Spam](#)

If you would like to stop receiving these emails you may [unsubscribe from suggestion notifications](#).



# 900 South to 900 East 700 South to 700 East Rezone

## COMMENT SHEET

PLNPCM2012-00360

If we may contact you for further discussion about your comments, please provide us with contact information:

Name MARY BISHOP  
Address (include zip code) 839 S, 700 E  
Phone 801-910-4620  
Email Marybishop4@comcast.net

### Written comments:

As a 60 year resident of Salt Lake I  
11+ years in our current home. I would  
love to see this neighborhood rezoned  
to R-2. This neighborhood has a wonderful  
history & is filled w/ homes dating from late  
1800 to 1930's. I have lived all over the  
city and this is the home and neighborhood  
I love the best.



# 900 South to 900 East 700 South to 700 East Rezone

## COMMENT SHEET

PLNPCM2012-00360

If we may contact you for further discussion about your comments, please provide us with contact information:

Name Clara McKenna  
Address (include zip code) 717 East 900 South, SL, UT 84105  
Phone 801-532-0343  
Email ce.evenstar@gmail.com

### Written comments:

(next door to)

Our home is directly East of the vacant commercial property at the corner of 700 East and 900 South. We are very concerned about the negative effect that both ourselves and our neighbors would experience if a higher traffic business (restaurant, bar, store with late hours) is allowed to exist at this site. We live in a frame house built in 1910 - no insulation in the outer walls, our bedroom wall is about 15 feet away from the parking lot. I think we should have the right and ability to go to sleep without hearing noisy diners, or car doors and engines till late hours (11pm or so). I

am very concerned about the potential decrease of value in our property and saleability if a high impact business is allowed.

I have owned this house for 10 - almost 11 years. Originally, there was a chiropractic office and apartments in the basement of the commercial building. They had good tenants and the business was closed by 6pm. I believe a low intensity use such as existed previously, is the ideal for both the adjoining neighbors and the neighborhood at large.

# 900 South to 900 East 700 South to 700 East Rezone

## COMMENT SHEET

PLNPCM2012-00360

If we may contact you for further discussion about your comments, please provide us with contact information:

Name Tosh Hatch  
Address (include zip code) 717 East 900 South 84105  
Phone 801-999-8674  
Email toshhatch@gmail.com

### Written comments:

I was very concerned to learn the commercial building next door may be re-zoned for more aggressive commercial purposes. Our home is only about 15 feet away from the parking lot of said commercial building.

The changes proposed would undoubtedly create a tremendous increase of noise pollution that would be unavoidable either in my home or small yard.

I strongly believe that the integrity of this residential area would experience severe degradation from the effects of a high impact business.

Both ourselves and our immediate neighbors rely on street parking. Our next door neighbors do not even have a driveway. Street parking would be very limited if the said changes are applied to this commercial site.

I believe the best use for this property both for the immediate boundary properties and the neighborhood, would be to keep it a low intensity business.

# 900 South to 900 East 700 South to 700 East Rezone

## COMMENT SHEET

PLNPCM2012-00360

If we may contact you for further discussion about your comments, please provide us with contact information:

Name Huwie Smith  
Address (include zip code) 777 E 900 S  
Phone 503 713 3997  
Email huwiesmith@me.com

### Written comments:

I am in favor of the R-2 designation allowing for duplexes but keeping the feel of the neighborhood.

Thanks for including us in the discussion!

# 900 South to 900 East 700 South to 700 East Rezone

## COMMENT SHEET

PLNPCM2012-00360

If we may contact you for further discussion about your comments, please provide us with contact information:

Name CHRIS BROWN

Address (include zip code) 850 MENDON CT

Phone 801-631-3963

Email nbrown.sirke@gmail.com

### Written comments:

I'M NOT A BIG FAN OF DOWNZONING. I THINK THE AREAS ON THE NORTH SIDE OF THE PARK LEAN THEMSELVES TO BEING DENSE. THERE IS ALSO A LOT OF OTHER SINGLE FAMILY ZONED PROPERTIES AROUND THE ~~AREA~~ PARK. THE CURRENT ZONING, ALLOWS FOR THESE BLOCKS TO TAKE ON THEIR OWN IDENTITY OVER TIME RATHER THAN BEING THE SAME AS THE AREAS AROUND THE PARK.

I ALSO THINK THE CURRENT ZONING WILL WORK BETTER WITH A FUTURE TRAIN LINE.

I THINK HIGHER DENSITY WOULD ALSO GIVE THE SURROUNDING BUSINESSES MORE CUSTOMERS. PARTICULARLY TULLAY SQUARE, WHICH NEEDS MORE RESIDENTS IN THE AREA.

# 900 South to 900 East 700 South to 700 East Rezone

## COMMENT SHEET

PLNPCM2012-00360

If we may contact you for further discussion about your comments, please provide us with contact information:

Name John Sanders  
Address (include zip code) 328 L St 84105  
Phone \_\_\_\_\_  
Email johnsanders1960@gmail.com

### Written comments:

To preserve the residential look of the neighborhood with fewer large blocks and to preserve density and protect the financial interests of the small owner if change takes place the rezoning should be R-2.





# 900 South to 900 East 700 South to 700 East Rezone

## COMMENT SHEET

PLNPCM2012-00360

If we may contact you for further discussion about your comments, please provide us with contact information:

Name Keri Jones  
Address (include zip code) 840 E 700 S 84102  
Phone 801-244-4359  
Email kerijones@huhmail.com

### Written comments:

We would be happy w/ a R2 designation. (or R1)

Thank you.

Keri Jones



# 900 South to 900 East 700 South to 700 East Rezone

## COMMENT SHEET

PLNPCM2012-00360

If we may contact you for further discussion about your comments, please provide us with contact information:

Name David L. Nelson  
Address (include zip code) 2929 Lakne Lane  
Phone 891 918 7613  
Email David1563@comcast.net

Written comments:

Don't like down zoning!

# 900 South to 900 East 700 South to 700 East Rezone

## COMMENT SHEET

PLNPCM2012-00360

If we may contact you for further discussion about your comments, please provide us with contact information:

Name ELIZABETH PETERSON  
Address (include zip code) 760 LAKE ST SALT LAKE 84102  
Phone \_\_\_\_\_  
Email elizabeth.peterson@utah.edu

### Written comments:

I am totally in favor of R-2 - even R-1 with accommodation for bldgs already R-2  
I hope to keep the quality of low density in this area to preserve historic bldg buildings and to keep the parking more readily available and to limit the traffic in a neighborhood that is blessedly quiet