



Planning Commission

Briefing

Planning Division
Community & Economic Development Department

To: Salt Lake City Planning Commission

From: Michaela Oktay, Principal Planner

Date: August 22, 2012

Re: West Capitol Hill Amendments (PLNPCM2012-00462, 00463, 00464)

Background

The RDA asked the Planning Division to perform an analysis and feasibility study of the CG zoned properties as well as other parcels located in the West Capitol Hill RDA Project Area.

The Planning Division completed an analysis of the applicable land use policies found in the Capitol Hill Master Plan, and the existing zoning and whether or not there are reasons to modify the adopted land use policies, the current zoning or both in the area. Based on the results of the study, several conflicts were identified and recommendations were proposed to the RDA.

Public Process & Discussion

On May 10, 2012 the Planning Division held a “Stakeholder Meeting” and invited affected property owners and residents to review the proposed changes and to provide input. At this time, Staff received public comment relating to conflicts associated with the MU Mixed Use zoning district and its regulations that favor commercial over residential and mixed use development.

On July 11, 2012 based on the preliminary results of the analysis and public input, Mayor Ralph Becker initiated the necessary petitions to change the Zoning Map and Master Plan land use designations for certain properties located within the West Capitol Hill Redevelopment Agency Project Area (see attached maps). Changes to the MU Mixed Use zoning district regulations are included in the petition.

On August 6, 2012 the Planning Division held an “Open House” in the West Capitol Hill neighborhood, at NeighborWorks. Invitations were sent to property owners, residents and businesses within 400 feet of any affected parcel, Capitol Hill and Fairpark Community Councils and those parties on the Planning Division

list serve. Approximately 30 citizens attended the Open House to inquire about the proposal or to provide input. Staff also received approximately five phone calls.

The Planning Division is currently going through a public process to identify the issues in the West Capitol Hill area, hear the concerns and desires of property owners, residents, and business owners and other stakeholders. Based on the input from the public no major changes to the proposal are anticipated to be made and the Planning Division is preparing to move forward with the request.

In summary, the project proposes the following changes:

Master Plan & Zoning

- The Future Land Use Map of the Capitol Hill Master Plan be amended to eliminate the “General Commercial” land use category within the RDA Project Area north of 600 North. The areas that are designated as “General Commercial” would be changed to “High Density Mixed Use” to be consistent with the surrounding area. This change would support amending the zoning map for properties that are currently zoned CG General Commercial to MU Mixed Use to be consistent with the surrounding properties.
- The Future Land Use Map of the Capitol Hill Master Plan be amended to change the entire western block face along 300 West between 400 North and 500 North to “Medium Density Mixed Use.” This change would support amending the zoning map for properties that are currently zoned RMF-35 Moderate Density Multi-Family Residential to an MU Mixed Use Zoning District, to ensure future compatible infill of a mixed use character.

Master Plan Only

- The Future Land Use Map of the Capitol Hill Master Plan be amended to change the “General Commercial” land use to “Medium Density Mixed Use” at the northwest corner of 300 West and 400 North to provide a consistent extension of mixed use along the block face. There is no conflict with the underlying CB zoning district which would remain.
- The Future Land Use Map of the Capitol Hill Master Plan be amended to change the “Medium Density Residential” land use designation to “Medium Density Mixed Use” at the northeast corner of 300 West and 300 North. This change would eliminate an existing conflict between the Master Plan and the zoning designation, CB Community Business.

MU Mixed Use Zoning District Text Amendment

West Capitol Hill is a mixed use neighborhood, with a majority of properties zoned for mixed use. The neighborhood is a mix of single-family homes, townhomes, apartment buildings, commercial, and open spaces. Uses are mixed inside buildings or separated by individual buildings. Residential density limits in the neighborhood fall generally between 10-45 dwelling units per acre, high/medium density mixed use. The MU zoning district’s purpose and the Master Plan policies call to encourage the further development of the area as high-medium density mixed use.

The purpose of the MU Mixed Use district is: “to encourage the development of areas as a mix of compatible residential and commercial uses. The district is to provide for limited commercial use opportunities within existing mixed use areas while preserving the attractiveness of the area for residential use. The district is intended to provide a higher level of control over nonresidential uses to ensure that the use and enjoyment of residential properties is not substantially diminished by nonresidential redevelopment. The intent of this district is achieved by designating certain nonresidential uses as conditional uses within the mixed use district and requiring future development and redevelopment to comply with established standards for compatibility and buffering. The design standards are intended to facilitate walkable communities that are pedestrian and mass transit oriented while still ensuring adequate automobile access to the site.”

The proposed MU changes are:

- Analyze and amend the minimum lot area and width regulations pertaining to residential uses. In the MU zoning district, regulations should be compatible with current higher density development and encourage higher density residential and mixed use that is consistent with the purpose statements of the MU zoning district and its “high-density mixed use” land use designation. The minimum lot area required for multi-family districts should be specifically changed because the current requirement is a barrier to higher density housing and mixed use is difficult from a feasibility standpoint to create without an increase in residential density.
- Remove the qualifying provisions associated with the allowable density for multi-family residential. This would result in moderate to high density multi-family residential or mixed use development consistent with the zoning district. Existing regulations from the Zoning Ordinance (lot, bulk, design controls, including parking) would control the scale of the development and the market would dictate the composition of units within a development.

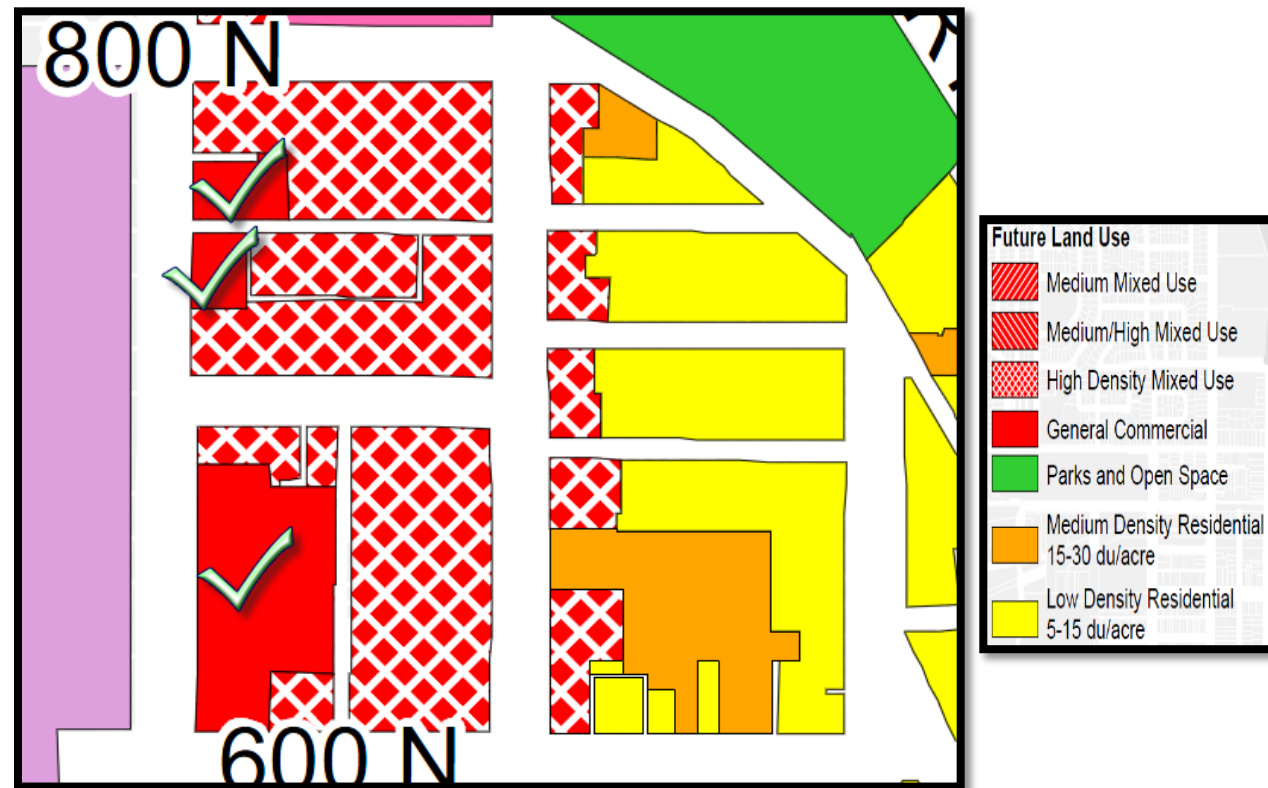
The regulations should be amended to realize the density intent of the district and runs concurrent with the “Mayor’s Livability Principles” to:

- Pursue a strategy for additional high-density residential development near downtown.
- Enable moderate density in existing areas including increasing moderate density for attached single-family and multi-family developments.

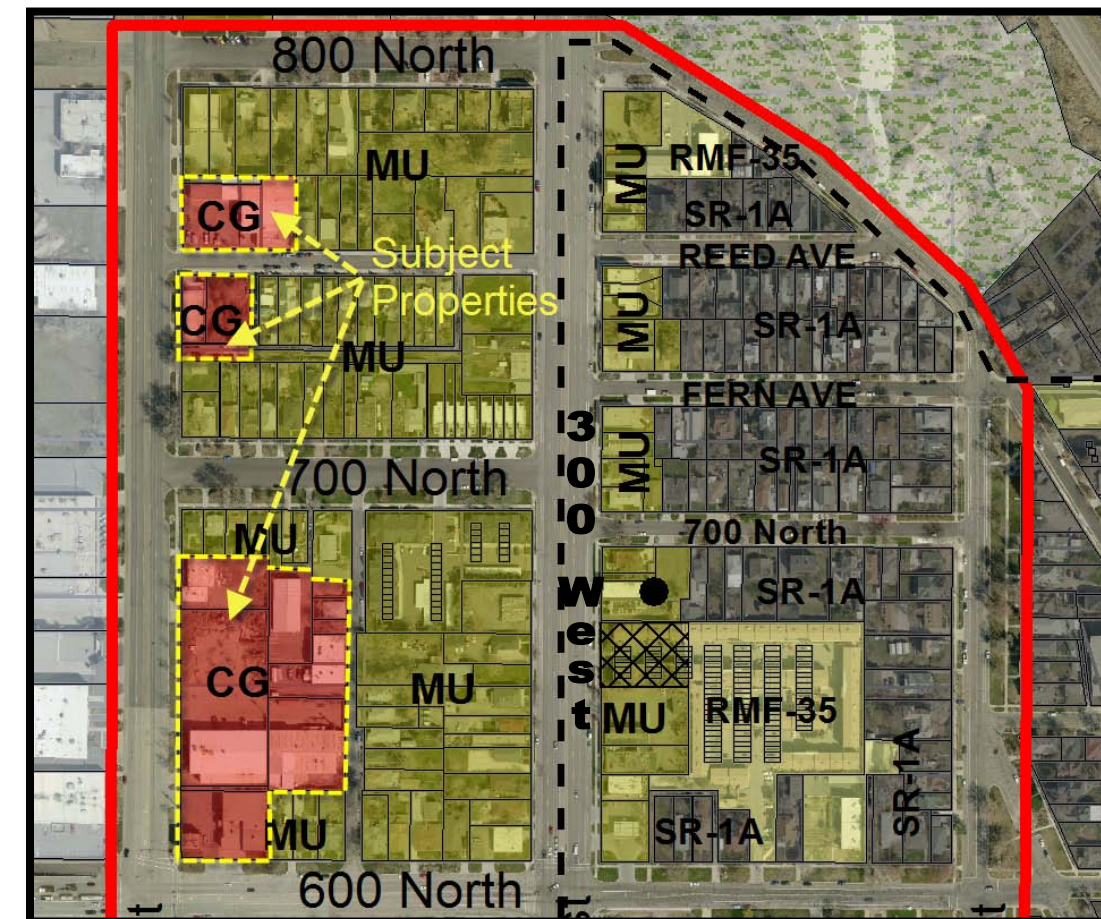
The West Capitol Hill Implementation Strategy recommends that the City make changes to the official zoning map to encourage compatible and appropriate uses in a mixed use environment. The zoning map, zoning text and master plan amendments will go through the legal adoption process, with the Planning Commission making a recommendation to the City Council and the City Council making the final decision.

The tentative public hearing date for the Planning Commission is scheduled for Wednesday, October 10th, 2012.

Capitol Hill Master Plan



Zoning Map



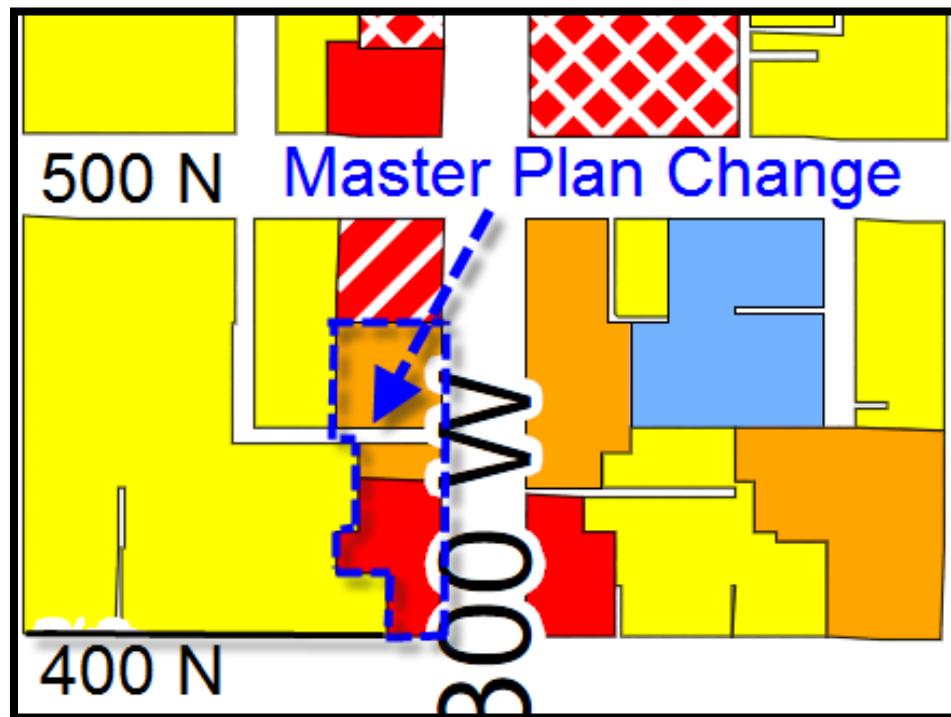
Master Plan Policies & Discussion

- “Mixed-Use Area”
- “Compatible” infill development important
- Encourage medium to high-density residential
- Prohibit “heavy commercial land uses” in area
- “Rezone heavy commercial land uses to encourage their relocation”

Recommended Changes

- Amend Capitol Hill Master Plan from “General Commercial” to “High Density Mixed Use”
- Rezone Properties to MU-Mixed Use zoning district

Capitol Hill Master Plan

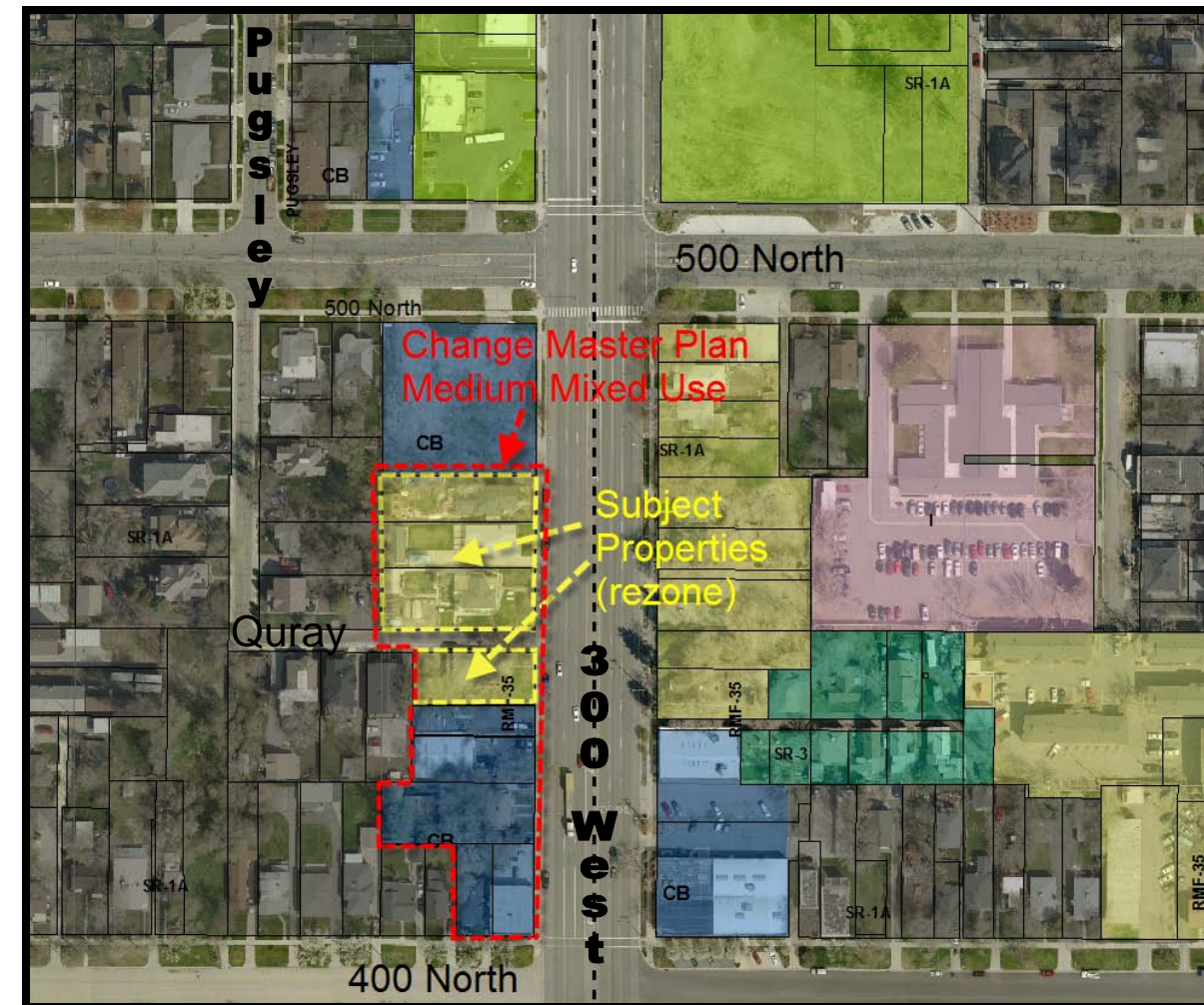


Future Land Use	
	Medium Mixed Use
	Medium/High Mixed Use
	High Density Mixed Use
	General Commercial
	Parks and Open Space
	Medium Density Residential 15-30 du/acre
	Low Density Residential 5-15 du/acre

Master Plan Policies & Discussion

- Encourage new neighborhood uses in appropriate areas such as 300 West
- “Compatible” infill development important
- Support development catering to vehicular and non-vehicular patrons
- Maintain existing neighborhood commercial uses

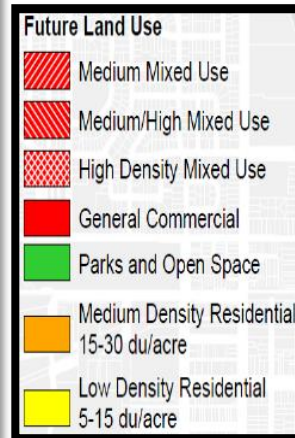
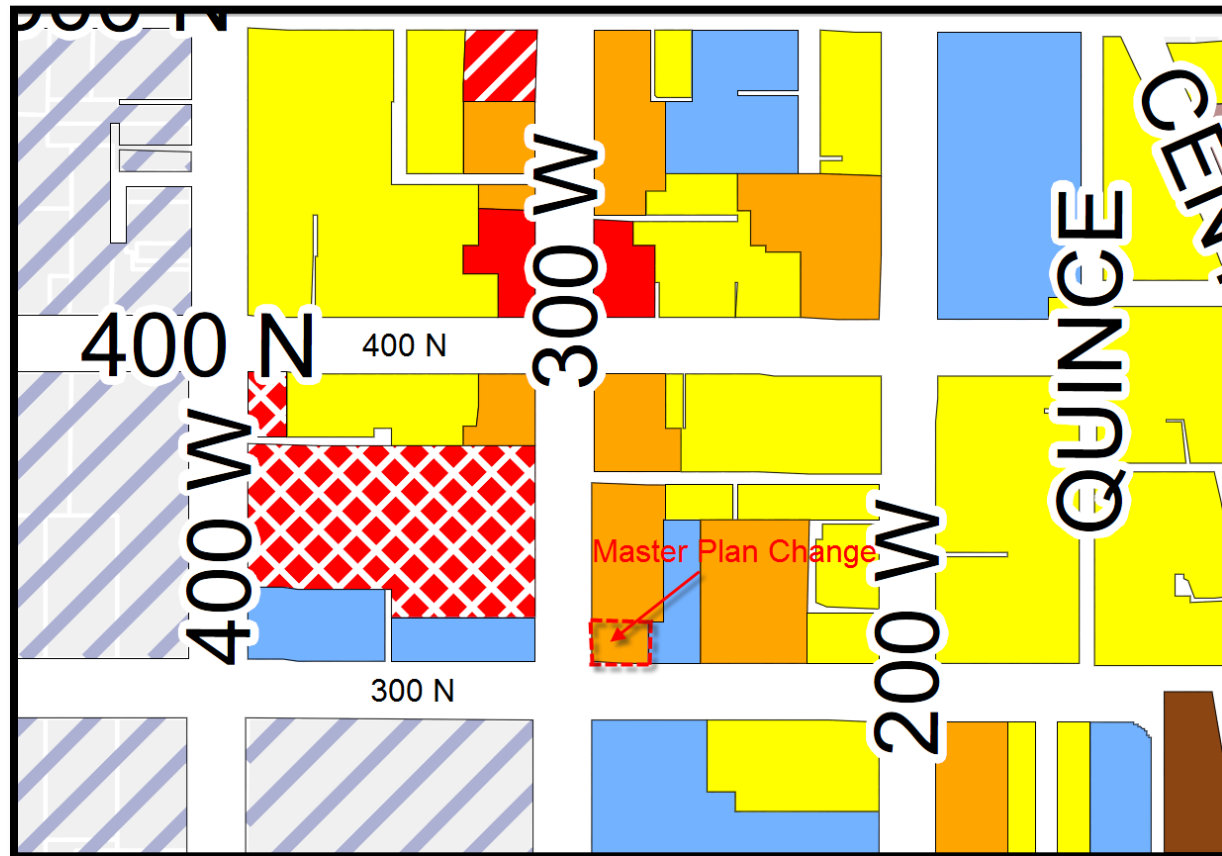
Zoning Map



Recommended Changes

- Amend Capitol Hill Master Plan in area designated to “Medium Density Mixed Use”
- Rezone RMF-35 properties to a “mixed use” zone: MU Mixed Use zoning district

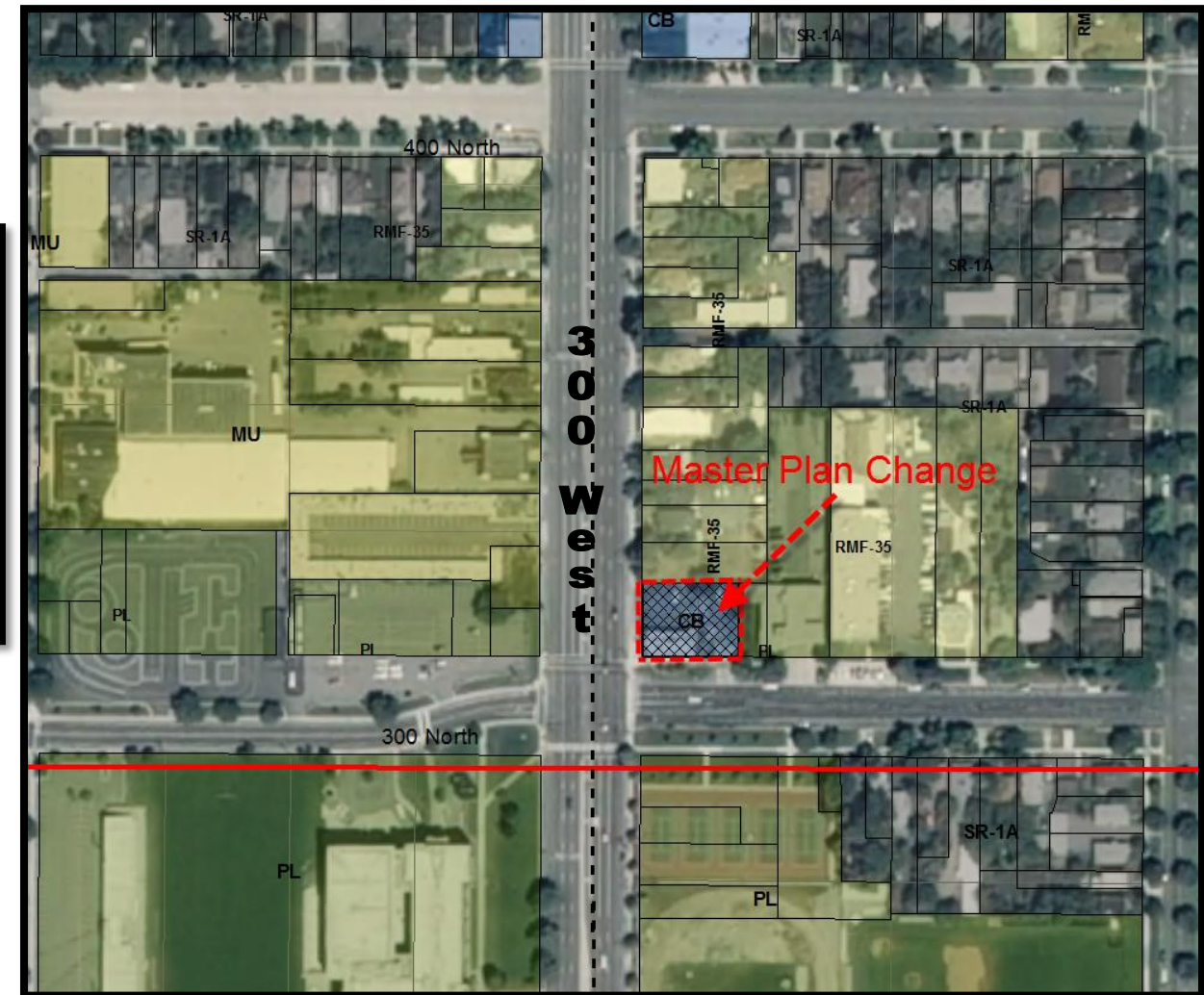
Capitol Hill Master Plan



Master Plan Policies & Discussion

- High-Density Residential Future Land Use Designation conflicts with Zoning District
- “Maintain existing neighborhood businesses”

Zoning Map



Recommended Changes

- Amend Capitol Hill Master Plan from “Medium Density Residential” to “Medium Mixed Use”