

PLANNING COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

Capitol Center Properties

Zoning Map Amendment and an Amendment to
The Central Community Future Land Use Map
Petitions PLNPCM2011-00658
PLNPCM2011-00659
22 February 2012

Applicant

Capitol Center Properties

Staff

John Anderson (801) 535-7214
john.anderson@slcgov.com

Master Plan Designation

Low Medium Density Residential

Council District

Five; Jill Remington Love

Review Standards

21A.50.050 Standards for General
Amendments

Notification

- Notice mailed on: 02/10/2012
- Published in newspaper:
02/10/2012
- Posted on City & State Websites:
02/10/2012

Attachments

- Proposed Site Plan
- Department Comments
- RMF-35 Section of Zoning
Ordinance
- R-MU Section of Zoning
Ordinance
- Site Photographs

REQUEST

On 8 November, Capitol Center Properties, LLC., represented by Gary Nordhoff submitted petitions for the following amendments:

- 1) Modify the Central Community Zoning Map to change the zoning on five parcels located between 1015 and 1035 South 200 West and one parcel located at 1068 South Jefferson Street from RMF-35 Moderate Density Multi-Family Residential District to R-MU Residential Mixed Use District.
- 2) Modify the Central Community Future Land Use Map from Low Medium Density Residential to Medium Residential/Mixed Use.

The stated purpose of the request is to develop a multi-family residential development with the potential of also accommodating a mixed use development in conjunction with the residential components.

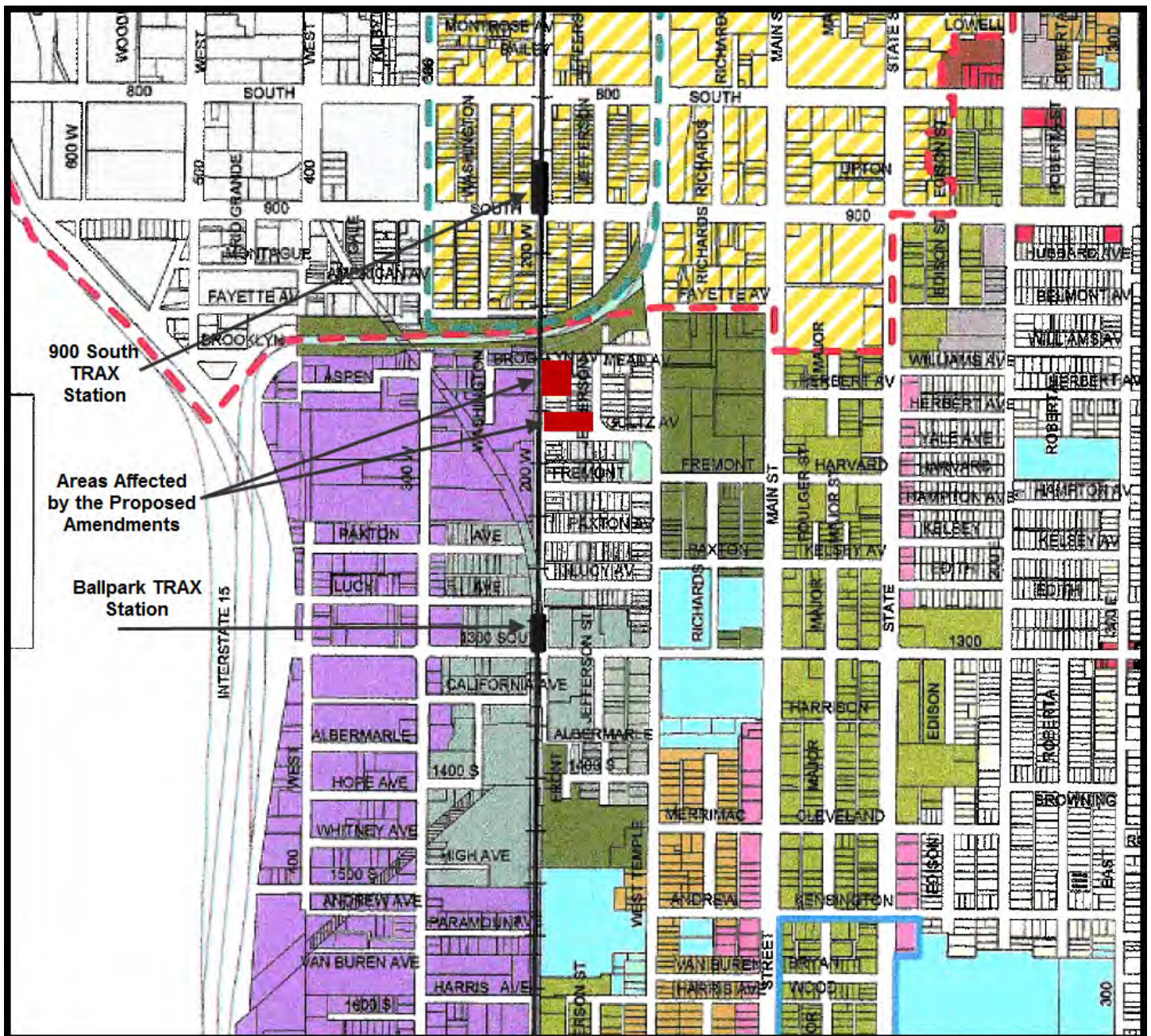
STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the proposed Master Plan Amendment and Zoning Map Amendment, conduct a public hearing and consider forwarding a positive recommendation for each application to the City Council pursuant to the analysis and findings in this staff report.

Vicinity Map



Central Community Future Land Use Map



Background

The applicant, Capitol Center Properties, LLC, represented by Gary Nordhoff, have several properties near 1015 South 200 West and 1068 South Jefferson Street currently under contract. The purpose of the amendments is to enable the applicant to construct a multi-family residential development with the ability to add a mixed-use component to the project. Currently, multi-family residential is a permitted use in the RMF-35 Zoning District but a mixed-use development would not be permitted. This application as proposed would:

- Modify the Central Community Future Land Use Map from Low Medium Density Residential to Medium Residential/Mixed Use.
- Modify the Central Community Zoning Map to change the zoning on five parcels located at 1015-1035 South 200 West and one parcel located at 1068 South Jefferson Street from RMF-35 Moderate Density Multi-Family Residential District to R-MU Residential Mixed Use District.

Standard “1” of Section 21A.50.050 of the Zoning Ordinance requires the Planning Commission and City Council to consider whether a zoning map amendment is consistent with the purposes, goals, objectives and policies of the various City planning documents. In this case, the existing Central Community Future Land Use Map is not consistent with the proposed zoning map amendment. Therefore, the City Council and Planning Commission are being asked to determine whether or not a policy change from low to medium density residential to medium density and mixed use on the site is appropriate. If it is decided in the affirmative, then positive motions for the master plan amendment and zoning map amendment should follow.

The properties are located along 200 West and Jefferson Street. Specifically the properties are between 1015 and 1035 South 200 West and at 1068 South Jefferson Street. The properties on 200 West are currently vacant. The property on Jefferson Street is currently occupied by a church with its parking facility located west across the existing alleyway along 200 West.

This neighborhood has distinct boundaries on north, east and west sides. It is bounded on the north by an on and off ramp to Interstate 15, Goltz Avenue to the south, 200 West and the UTA TRAX line to the west and West Temple to the east and is surrounded by a variety of different uses. The UTA TRAX line is located in the center of 200 West through this area which is located directly across from most of the properties in question.

The properties in questions have been designated on the Central Community Future Land Use Map as Low Medium Density Residential, which is in contrast to most of the adjacent developed neighborhoods. Properties located to the west, directly across 200 West from most of the area in question have been developed as a manufacturing and light industrial area. They are located in the CG General Commercial District. The master plan has designated the area for Regional Commercial/Industrial.

Properties along nearby West Temple, where the Jefferson School Apartments were developed, are currently located in the R-MU District. This is the nearest example of properties that are zoned as R-MU in the Central Community. Though only a few hundred feet away from the properties in questions this area has been designated as High Mixed Use in the Central Community Future Land Use Plan which is in sharp contrast to the designation of Low Medium Density Residential.

The area to the north along 200 West is designated Central Business District Support on the Future Land Use Map. The 900 South TRAX Station is also located there. It is directly north of the properties in question along 200 West. It is approximately 1,000 feet from the closest properties at the north of the proposed map amendment.

The neighborhood to the south is comprised of a similar development pattern. It is a mixture of mostly single-family and two-family dwellings. There has been some redevelopment in the area which consists mainly of single-family attached residential dwellings along West Temple Street and Fremont Street. The area has been designated on the master plan as Low Density Transit Oriented Development. The Ballpark TRAX Station is located approximately 1,100 feet (less than one-quarter of a mile) from the closest properties at the south end of the proposed map amendment. Staff believes that because of its proximity to two transit stations that it should

be considered for transit oriented development which would allow for a higher density in this portion of the Central Community.

Proposal

The applicant, representing Capitol Properties, has proposed a multi-family residential project that may accommodate a mixed-use component. A sample site plan has been submitted (Attachment A) that shows how a three story multi-family residential development could be laid out on the properties, but the applicant hasn't at this time made a concrete proposal that would document the exact height or density. Proposed elevations have also not been provided.

The applicant has discussed with staff the reasoning behind the proposed amendments to the Zoning Map and the Central Community Future Land Use Map. The reasoning was, according to the applicant, not based on the greater height that is allowed in the R-MU Residential Mixed-Use District but the density allowances and the ability to add a mixed-use component to the proposed development.

	RMF-35 Ordinance Requirement	R-MU Zoning Ordinance Requirement
Lot Area	Multi Family with 3-11 units: 9,000 square feet and 2,000 square feet per dwelling unit.	No Minimum
Lot Width	Minimum 80 feet of frontage	Minimum 50 feet of frontage for multi-family development
Building Height	Maximum 35 feet	Permitted: 75 feet Conditional: 125 feet
Yard Requirements	Front = 20 feet or street average Side = 10 feet and 4 feet Rear = 25% of lot depth not to exceed 25 feet or be less than 20 feet	Multi-Family development does not require any front, corner or side yard setbacks. Rear setback is 25% of the lot depth but need not exceed 30 feet.
Building Coverage	60% of lot area	Not less than 20% of the lot are shall be maintained as open space.
Parking	2 spaces per unit.	½ parking space per unit is required for multi-family residential developments

Public Participation

Ballpark Community Council

The proposed amendments to the zoning map and the master plan were presented to the Ballpark Community Council on 2 December 2011. The proposal was reviewed and discussed by the group. There was no motion made at that meeting. Though the comments were generally favorable in nature the following specific comments and questions were raised:

- Questions were raised about the potential parking and/or traffic pattern of the development.
- Running along the center of 200 West is the UTA TRAX line and on the west side is mostly industrial in nature. It was discussed about how a multi-family development would relate to those existing businesses as well as with the TRAX line.
- There were also questions about whether the area was located in a flood plain and whether or not the soil had been tested for contamination of any type.

Public Comments

Staff has received little commentary from the public as of the publication of this report. One neighbor that resides on Mead Avenue adjacent to the proposed amendments called to express that she was against any proposed changes.

Analysis and Findings

Central Community Master Plan Amendment

Although there are no specific standards in the Salt Lake City Zoning Ordinance for Master Plan Amendments, State Law, Section 10-9a-204, Notice of Public Hearings and Public Meetings to Consider General Plan or Modifications, outlines the criteria for amending a master plan relating to noticing requirements. A newspaper notice for the master plan amendment was published on 10 February 2012.

In considering this specific request to amend the Central Community Future Land Use Map, Planning staff analyzed the Central Community Master Plan with an emphasis on those sections that discussed residential land uses and transit oriented development sections.

These properties are located in the People's Freeway neighborhood planning area. On page 7, of the master plan it states as an issue, "*Address ways of transitioning the northern portion of the neighborhood from the historic character of low-density residential development to one of transit-oriented development.*" The properties that are a part of the proposed amendments are located in the most northern portion of the neighborhood. They are located approximately 1,000 feet from the 900 South TRAX Station and 1,100 feet from the Ballpark TRAX Station. Though the properties already would allow for multi-family residential development they could be developed to a higher density with the proposed amendments.

It also states, "*Mitigate impacts relating to the adjacency of residential and non-residential/heavy commercial uses.*" Properties on the west side of 200 West are industrial in nature and the TRAX line runs directly down the center of 200 West. Currently there is no buffer between the industrial uses and the residential

neighborhoods located east of 200 West. In the Central Community Future Land Use Map, the division between Regional Commercial/Industrial and residential uses is 200 West. The proposed amendment to the Central Community Future Land Use Map and the accompanying mixed-use development that could occur would act as a significant buffer between the industrial uses and the existing low density residential neighborhood.

The amendments will support many of the policies and goals listed in the residential overall land use policy including the following:

- These policies encourage high-density residential growth in transit oriented districts.
- The use of mixed use zones to provide supportive commercial uses to the local residential areas.
- The encouragement of text amendments to not create nonconforming uses.

It is mentioned that the community in general does not approve of the loss of single-family dwellings to be replaced by multi-family residential structures. In this case, there would not be any single-family dwellings lost when the parcels are developed. Though the parcels may have once had single-family dwellings located on the property they have been demolished and the parcels have been vacant for some time. The parcels along 200 West are currently vacant and the property on Jefferson Street is occupied by a church. The area is also located in the RMF-35 Zoning District and though it allows single-family dwellings to remain in place the emphasis of the purpose statement for the district is to allow the development of multi-family residential projects.

It is stated as a residential land use goal, “*Ensure that new development is compatible with existing neighborhoods in terms of scale, character and density.*” Although the proposed amendments would allow for a much higher density than currently exists, the current zoning and master plan designation would also allow for a significantly higher density than currently exists. Currently, the neighborhood is mainly single family and two-family dwellings but the zoning and master plan both allow for multi-family residential.

If the master plan is amended, staff believes the most significant impact would be the allowed height for a structure in the R-MU Zoning District. If amended a structure could be constructed that is 75 feet rather than the currently allowed 35 feet. With that additional height comes the allowance of a higher density of units, as there are no density limits in the R-MU Zoning District. The density would only be limited by the allowed height of the structure, the required setbacks and the ability to provide for required parking.

Staff does believe that it is important to also consider that the R-MU Zoning District does have specific design and architectural requirements focused mainly on the first floor of any building. The RMF-35 Zoning District does not come with specific design requirements.

Summary

Staff believes that this proposed amendment to the Central Community Future Land Use Map does substantially meet the policies and goals found in the Central Community Master Plan for the following reasons:

1. The development of these parcels would not involve the destruction of any single-family dwellings.
2. Any development would act as an enhancement to the existing neighborhood by developing long vacant parcels.
3. The proposed development would create a buffer between the existing single-family dwellings along Jefferson Street and the industrial uses located west of 200 West.

4. Because of its location between two transit stations that a higher density should be considered as the properties could be developed following the guidelines outlined in the master plan as a transit-oriented neighborhood.

Zoning Map Amendment

As stated earlier, the property is located in the RMF-35 Moderate Density Multi-Family Residential District. Commercial and mixed use developments are not presently allowed in that district. Multi-family residential developments are presently allowed in the RMF-35 Zoning District but are limited by specific density allowances, allowable height and the required setbacks.

Section 21A.50.050B states: In making a decision to amend the zoning map, the city council should consider the following.

Standard 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: Currently the proposal to allow the development of a multi-family residential project with a portion of the project dedicated to mixed use is not consistent with the Central Community Future Land Use Map designation for the site. The applicant is requesting that the Planning Commission and City Council amend that document concurrently with the proposed zoning map request.

The existing master plan designation of Low Medium Density Residential allows for 10-20 dwelling units per acre and does not allow for mixed use development. The requested change to a Medium Residential/Mixed Use does increase the density allowance up to 10-50 dwelling units per acre.

Finding: Staff finds that if the Planning Commission finds that the proposed amendment to the Central Community Master Plan as discussed earlier in this report is appropriate, then the proposed zoning map amendment meets this standard.

Standard 2: Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance

Analysis: The purpose statement for the RMF-35 zone states:

“The purpose of the RMF-35 moderate density multi-family residential district is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35’). This district is appropriate in areas where the applicable master plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. 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, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.”

The proposed amendment to the zoning map will not completely achieve the purpose of this statement as it will allow new developments to occur that would not be required to abide by the maximum height of thirty-five feet or the recommended density of less than thirty dwelling units per acre. Because a completed development plan has not been submitted by the applicants the height, bulk and density of future development cannot be assumed.

The proposed amendment to the R-MU Residential Mixed Use District would achieve some of the goals outlined in the purpose statement of the RMF-35 Zoning District. The amendment would continue to allow for multi-family residential development albeit on a more intense scale. The purpose statement also mentions that the district should include other uses found in a multi-family residential neighborhood for the purpose of serving the neighborhood. The R-MU Zoning District would allow for a mixed-use development that would allow limited commercial uses to be located in the neighborhood to serve the local population. This could not occur in the RMF-35 Zoning District as it currently exists.

Finding: Staff finds that the proposed map amendment is completely consistent with the purpose of the RMF-35 Zoning District, although it would allow a more intense level of multi-family residential development. The proposed map amendment would be consistent with the purpose as it may create an opportunity for supportive retail and service commercial to the neighborhood that would not otherwise be available, thereby enhancing the sustainability of the Central Community as a whole.

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

Analysis: If the zoning map is amended, staff believes the most significant impact would be the allowed height for a structure in the R-MU Zoning District. If amended a structure could be constructed that is 75 feet rather than the currently allowed 35 feet. With that additional height comes the allowance of a higher density of units, as there are no density limits in the R-MU Zoning District. The density would be limited by allowed height of a structure, the parking requirements and required setbacks. The R-MU Zoning District does not have requirements for front or side yard setbacks but does have a rear yard setback requirement of twenty-five percent of the lot depth.

The parking requirements for multi-family residential developments in the R-MU Zoning District are also considerably lower than in the RMF-35 Zoning District. Only ½ of a parking stall is required for each dwelling unit. Staff believes that the location of these parcels relative to transit and the fact that credit for on-street parking may be granted in the R-MU Zoning District, that traffic and parking should be at acceptable levels. There were no negative comments received from the Transportation Division with respect to parking or traffic levels.

Staff does believe that when discussing impacts to adjacent properties it is important to also consider that the R-MU Zoning District does have specific design requirements focused mainly on the first floor of any building. The RMF-35 Zoning District does not come with specific design requirements for development.

As proposed, staff also believes that the development of the properties in question could act as a significant buffer between the industrial and manufacturing uses that are located along 200 West and the residential neighborhoods that are located east along Jefferson Street.

Finding: Staff finds that because the properties are located near transit stations at 900 South and 1300 South, the required rear yard setback and because the proposed zoning district does have specific design requirements that any impacts to adjacent properties should be mostly negligible.

Standard 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.

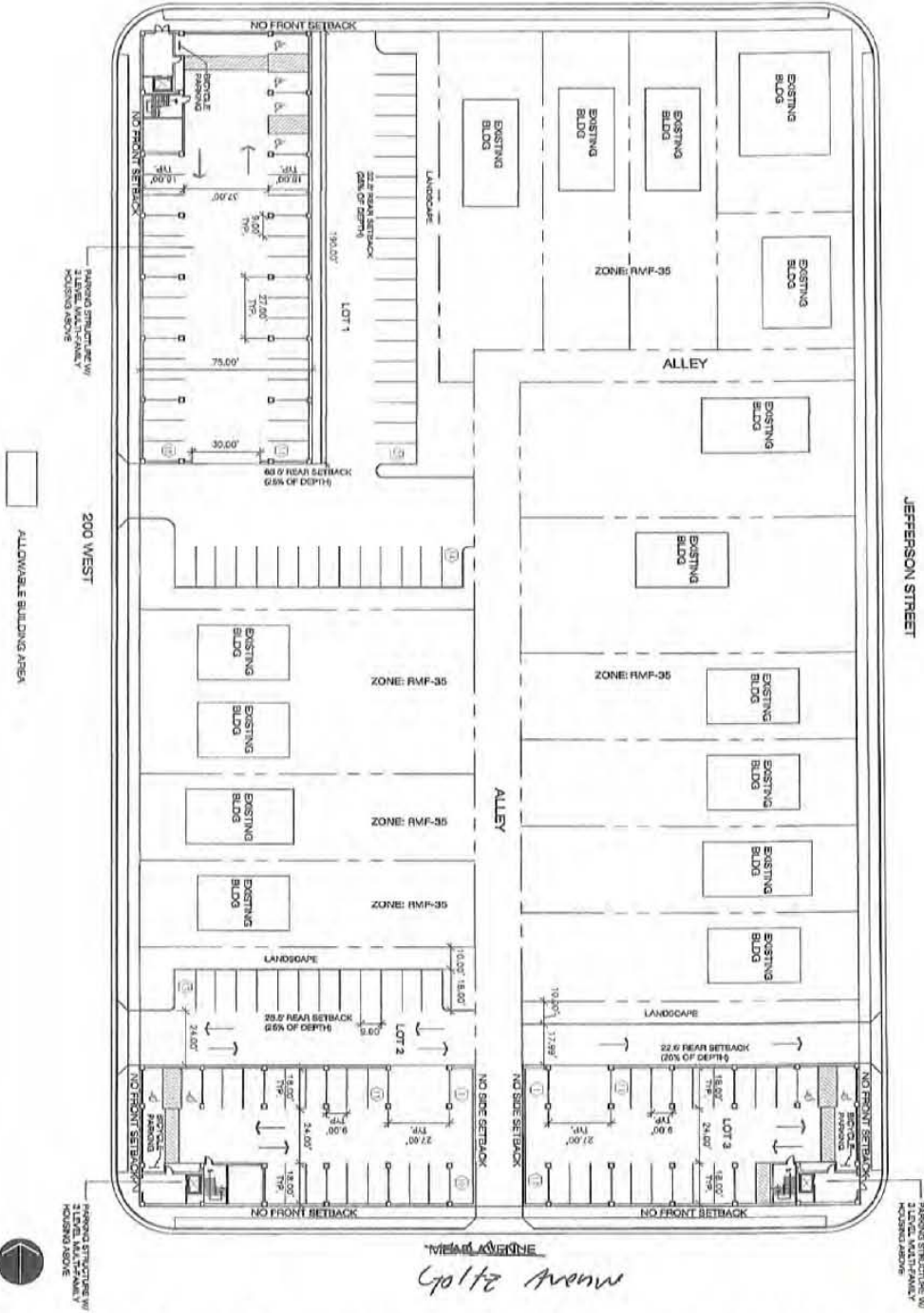
Standard 5: The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

Analysis: This application has been reviewed by all applicable City Divisions and their comments can be found in Attachment B. Comments from each indicate that they have no objection to the proposed zoning map amendment. There are issues that the applicant will need to address prior to the issue of a building permit, relating to the upgrade of existing service lines and infrastructure on site. All necessary fire, police and emergency services are within a reasonable distance.

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

**Attachment A:
Proposed Site Plan**

MEAD AVENUE



JEFFERSON STREET

MEAD AVENUE
 6012 Avenue



SAMUEL J. BRADY
 ARCHITECTS

University Club Building
 530 E. South Temple
 Salt Lake City, UT 84143
 (801) 588-1742 (Salt Lake City)
 (801) 588-1742 (Provo)
 FAX: (801) 588-1742

200 WEST
 & MEAD AVENUE

SALT LAKE CITY, UT
 PROPOSED
 RE-ZONE

MULTI-FAMILY
 HOUSING
 SITE PLAN

SCALE: 1" = 20'-0"
 DRAWN BY: J. BRADY
 DATE: 11/15/2017

SD.1

Attachment B
Departmental Comments

Police Review

Nothing

Public Utilities—Justin Stoker (801)483-6786

I have reviewed the application for the Master Plan Amendment and the Zoning Map Amendment for Capitol Center Properties for various properties between 1015-1035 S 200 West and 1068 Jefferson. We have no objection or concern regarding the Master Plan or Zoning Amendments.

At the time that actual development will occur on the property, be aware that the following issues exist: There are currently four current water services. An irrigation service at 1019 S 200 W and two abandoned services that were not properly terminated at 1033 & 1035 S 200 West. These two “ghost” services will need to be properly killed at the water main. An existing 1” water service exists for the church at 1068 Jefferson. Note that it will be expected with a mixed use development that the various parcels will be combined to allow for a single project. At that time, the applicant will be allowed one water service that will serve as a master service for the project. If the project is eventually developed out as mixed use, the applicant may petition for a second culinary service so that the project may have one service for residential and another for commercial developments on the project site.

Sewer service exists for the church, but there are no sewer connections for the parcels located along 200 West. New service connections will be required. Civil engineered improvement plans will be required for any utility changes or site development.

It is expected that the applicant and/or its consulting engineer will address the site issues at the time that improvements are permitted. Please feel free to contact me with any questions.

Zoning Review—Alan Hardman (801)535-7742

The proposed zoning change is more consistent with the other multi-family properties in the neighborhood and would accommodate a desirable transit-oriented development. Any new development would need to comply with the zoning requirements of the R-MU zone. A new subdivision plat may also be required.

Transportation Review—Barry Walsh (801)535-6630

The proposed zone change from RMF-35 to R-MU presents no direct issue with transportation provisions in that both zones are subject to 21A.24.010: General Provisions section L. Parking and Loading; All uses in the residential districts shall comply with the provisions governing off street parking in chapter 21A.44 if this title. 200 West is a mix use transportation vehicular and light rail corridor.

Engineering Review- Scott Weiler (801)535-6204

No objections to the proposal.

Fire Review

Nothing

Attachment C
RMF-35 Section of the Zoning Ordinance

21A.24.130: RMF-35 MODERATE DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT:

A. Purpose Statement: The purpose of the RMF-35 moderate density multi-family residential district is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35'). This district is appropriate in areas where the applicable master plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. 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, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

B. Uses: Uses in the RMF-35 moderate density multi-family residential district, as specified in the table of permitted and conditional uses for residential districts found at section [21A.24.190](#) of this chapter, are permitted subject to the general provisions set forth in section [21A.24.010](#) of this chapter and this section.

C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings (3 through 11 units)	9,000 square feet ¹	80 feet
Multi-family dwellings (12 or more units)	26,000 square feet ¹	80 feet
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	140 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family attached dwellings (3 or more)	3,000 square feet	Interior: 22 feet Corner: 32 feet
Single-family detached dwellings	5,000 square feet	50 feet
Twin home dwellings	4,000 square	25 feet

	feet	
Two-family dwellings	8,000 square feet	50 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.24.190 of this chapter	5,000 square feet	50 feet

Qualifying provisions:

1,9,000 square feet for 3 units, plus 2,000 square feet for each additional dwelling unit up to and including 11 units. 26,000 square feet for 12 units, plus 1,000 square feet for each additional dwelling unit up to 1 acre. For developments greater than 1 acre 1,500 square feet for each dwelling unit is required.

D. Maximum Building Height: The maximum building height permitted in this district is thirty five feet (35').

E. Minimum Yard Requirements:

1. Front Yard: Twenty feet (20').
2. Corner Side Yard: Ten feet (10').
3. Interior Side Yard:

a. Single-family detached and two-family dwellings:

- (1) Interior lots: Four feet (4') on one side and ten feet (10') on the other.
- (2) Corner lots: Four feet (4').

b. Single-family attached: No yard is required, however, if one is provided it shall not be less than four feet (4').

c. Twin home dwelling: No yard is required along one side lot line while a ten foot (10') yard is required on the other.

d. Multi-family dwellings:

- (1) Interior lots: Side yard shall be at least ten feet (10').

e. All other permitted and conditional uses: Ten feet (10') on each side.

4. Rear Yard: Twenty five percent (25%) of the lot depth, but not less than twenty feet (20') and need not exceed twenty five feet (25').

5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section [21A.36.020](#), table [21A.36.020B](#), "Obstructions In Required Yards", of this title.

6. Existing Yards: For buildings legally existing on April 12, 1995, the required yard shall be no greater than the established setback line of the existing building unless the proposed yard encroachment is to accommodate additional units. New principal buildings must conform to

current yard area requirements, unless the new principal two-family dwelling or twin home has legal conforming status as outlined in section [21A.38.120](#) of this title.

F. Required Landscape Yards: The front yard, corner side and, for interior multi-family lots, one of the interior side yards shall be maintained as landscape yards.

G. Maximum Building Coverage:

1. Single-Family Detached: The surface coverage of all principal and accessory buildings shall not exceed forty five percent (45%) of the lot area.
2. Single-Family Attached Dwellings: The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area.
3. Two-Family And Twin Home Dwellings: The surface coverage of all principal and accessory buildings shall not exceed fifty percent (50%) of the lot area.
4. Multi-Family Dwellings: The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area.
5. Existing Dwellings: For dwellings existing on April 12, 1995, the coverage of such existing buildings shall be considered legally conforming.
6. Nonresidential Land Uses: The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area.

H. Landscape Buffers: Where a lot abuts a lot in a single-family or two-family residential district, a landscape buffer shall be provided in accordance with chapter [21A.48](#) of this title. (Ord. 12-11, 2011: Ord. 62-09 §§ 6, 9, 2009: Ord. 61-09 § 7, 2009: Ord. 35-99 §§ 18, 19, 1999: Ord. 26-95 § 2(12-12), 1995)

Attachment D
R-MU Section of the Zoning Ordinance

21A.24.170: R-MU RESIDENTIAL/MIXED USE DISTRICT:

A. Purpose Statement: The purpose of the R-MU residential/mixed use district is to reinforce the mixed use character of the area and encourage the development of areas as high density residential urban neighborhoods containing retail, service commercial, and small scale office uses. This district is appropriate in areas of the city where the applicable master plans support high density, mixed use development. The standards for the district 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.

B. Uses: Uses in the R-MU residential/mixed use district as specified in section [21A.24.190](#), "Table Of Permitted And Conditional Uses For Residential Districts", of this chapter are permitted subject to the general provisions set forth in section [21A.24.010](#) of this chapter and this section.

C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections, may be approved by the planning commission pursuant to the provisions of chapter [21A.55](#) of this title.

D. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings	No minimum lot area required	50 feet
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Nonresidential uses	No minimum	No minimum
Places of worship less than 4 acres in size	5,000 square feet	50 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family attached dwellings	3,000 square feet per dwelling unit	Interior: 22 feet Corner: 32 feet
Single-family detached dwellings	5,000 square feet	50 feet
Twin home dwellings	4,000 square feet per dwelling unit	25 feet
Two-family dwellings	8,000 square feet	50 feet

Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.24.190 of this chapter	5,000 square feet	50 feet

E. Minimum Yard Requirements:

1. Single-Family Detached Dwellings:

- a. Front yard: Fifteen feet (15').
- b. Corner side yard: Ten feet (10').
- c. Interior side yard:
 - (1) Corner lots: Four feet (4').
 - (2) Interior lots: Four feet (4') on one side and ten feet (10') on the other.
- d. Rear yard: Twenty five percent (25%) of the lot depth, but need not be more than twenty feet (20').

2. Single-Family Attached, Two-Family And Twin Home Dwellings:

- a. Front yard: Fifteen feet (15').
- b. Corner side yard: Ten feet (10').
- c. Interior side yard:
 - (1) Single-family attached: No yard is required, however if one is provided it shall not be less than four feet (4').
 - (2) Two-family:
 - (A) Interior lot: Four feet (4') on one side and ten feet (10') on the other.
 - (B) Corner lot: Four feet (4').
 - (3) Twin home: No yard is required along one side lot line. A ten foot (10') yard is required on the other.
- d. Rear yard: Twenty five percent (25%) of lot depth or twenty five feet (25'), whichever is less.

3. Multi-Family Dwellings And Any Other Residential Uses:

- a. Front yard: No setback is required.
- b. Corner side yard: No setback is required.
- c. Interior side yard: No setback is required.
- d. Rear yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').

4. Nonresidential Development:

- a. Front yard: No setback is required.

- b. Corner side yard: No setback is required.
- c. Interior side yard: No setback is required.
- d. Rear yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').

5. Existing Lots: Lots legally existing on the effective date hereof, April 12, 1995, shall be considered legal conforming lots.

6. Minimum Lot Area Exemptions: For multiple-unit residential uses, nonresidential and mixed uses, no minimum lot area is required. In addition, no yards or landscaped setbacks are required; except where interior side yards are provided, they shall not be less than four feet (4').

7. Existing Buildings: For buildings legally existing on the effective date hereof, required yards shall be no greater than the established setback line.

8. Maximum Setback: A maximum setback is required for at least twenty five percent (25%) of the building facade. The maximum setback is ten feet (10') greater than the minimum setback or fifteen feet (15') if no minimum setback is required. Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of chapter [21A.59](#) of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The planning director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the planning director finds the following:

- a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.
- b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of administrative decision is to the planning commission.

9. Parking Setback: Surface parking is prohibited in a front or corner side yard. Surface parking lots within an interior side yard shall maintain a thirty foot (30') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking. The planning director may modify or waive this requirement if the planning director finds the following:

- a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.
- b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.
- c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.
- d. The landscaped setback is consistent with the surrounding neighborhood character.
- e. The overall project is consistent with section [21A.59.060](#) of this title.

Appeal of administrative decision is to the planning commission.

F. Maximum Building Height: The maximum building height shall not exceed seventy five feet (75'), except that nonresidential buildings and uses shall be limited by subsections F1 and F2 of this section. Buildings taller than seventy five feet (75'), up to a maximum of one hundred twenty five feet (125'), may be authorized as conditional uses, subject to the requirements of chapter [21A.54](#), "Conditional Uses", of this title; and provided, that the proposed conditional use is located within the one hundred twenty five foot (125') height zone of the height map of the east downtown master plan.

- 1. Maximum height for nonresidential buildings: Forty five feet (45').
- 2. Maximum floor area coverage of nonresidential uses in mixed use buildings of residential and nonresidential uses: Three (3) floors.

G. Minimum Open Space: For residential uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscape yards or plazas and courtyards, subject to site plan review approval.

H. Landscape Yards: All front and corner side yards provided shall be maintained as a landscape yard in conformance with chapter [21A.48](#), "Landscaping And Buffers", of this title.

I. Landscape Buffers: Where a lot in the R-MU district abuts a lot in a single-family or two-family residential district, landscape buffers shall be provided as required in chapter [21A.48](#), "Landscaping And Buffers", of this title.

J. Entrance And Visual Access:

1. Minimum First Floor Glass: The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade, shall not have less than forty percent (40%) glass surfaces. All first floor glass shall be nonreflective. Display windows that are three-dimensional and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of chapter [21A.59](#) of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The planning director may approve a modification to this requirement, if the planning director finds:

- a. The requirement would negatively impact the historic character of the building,
- b. The requirement would negatively impact the structural stability of the building, or
- c. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty five percent (25%).

Appeal of administrative decision is to the planning commission.

2. Facades: Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on any street, if the facades for all streets meet the forty percent (40%) glass requirement as outlined in subsection J1 of this section.

3. Maximum Length: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').

4. Screening: All building equipment and service areas, including on grade and roof mechanical equipment and transformers that are readily visible from the public right of way, shall be screened from public view. These elements shall be sited to minimize their visibility and impact, or enclosed as to appear to be an integral part of the architectural design of the building.

K. Parking Lot/Structure Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, the poles for parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties. (Ord. 12-11, 2011: Ord. 23-10 § 3, 2010: Ord. 61-09 § 11, 2009: Ord. 3-05 § 4, 2005: Ord. 26-95 § 2(12-16), 1995)

**Attachment E
Site Photographs**



This photograph is looking south down 200 West. The vacant properties in question are in the foreground. The manufacturing uses along with the UTA TRAX line are visible to the right.



This photograph is looking towards the west. Mead Avenue is on the right and 200 West is in the center. The 900 South off and on ramp can be seen to the right.



This photograph is looking to the north along 200 West. The 900 South off and on ramp to the interstate can be seen in the background. The vacant properties in question are on the right side of the photograph.



This photograph is looking towards the east along Mead Avenue. The 900 South off and on ramp is located on the left side of the photograph and the vacant properties in question are located on the right.



This photograph is looking towards the east along Goltz Avenue. The church in the background and its accompanying parking lot are also properties in question with regard to the Master Plan Amendment and the Zoning Map Amendment.



This photograph is looking towards the east along Goltz Avenue. Jefferson Street is on the left side of the photograph and curves to become Goltz Avenue. The Jefferson School Apartments can be seen in the background. That property is zoned as R-MU.



This photograph is looking towards the west along Goltz Avenue. This church is facing Jefferson Street. This property is a portion of the proposed amendments.