

PLANNING COMMISSION STAFF REPORT
Legislative Item

CHRISTENSEN PROPERTY
Zoning Map Amendment PLNPCM2012-00225
1614 West 700 North
September 12, 2012



Planning Division
Department of Community and
Economic Development

Applicant: Lars and
Bethany Christensen

Staff: Ana Valdemoros,
(801) 535-7236,
ana.valdemoros@slc.gov.com

Tax ID: 08-27-452-039

Current Zone: R-1/5000

Master Plan Designation:
Northwest Community
Master Plan. Future Land
Use Map designation
General Commercial

Council District: District 1
Carlton Christensen

Community Council:
Rose Park

Lot Size:
18,295 square feet

Current Use:
Vacant

Applicable Land Use

Regulations:

- 21A.50.050 Standards for General Amendments
- 21A.26.030 Community Business Zoning District
- 21A.24.070 R-1/5000 Single Family Residential

Attachments:

- A. Site Plan
- B. Photographs
- C. Department Comments
- D. Additional Applicant

Request

Lars and Bethany Christensen are requesting a Zoning Map Amendment for a property zoned R-1/5000 Single Family Residence to CB Community Business at 1614 West 700 North in order to build a new dental office. The Planning Commission is required to transmit a recommendation to the City Council for Zoning Map Amendment Requests.

Recommendation

Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission transmit a favorable recommendation to the City Council relating to this request.

Recommended Motion: Based on the findings listed in the staff report, testimony and plans presented, I move that the Planning Commission transmit a positive recommendation to the City Council relating to this request to amend the Salt Lake City Zoning Map from the R-1/5000 Single Family Residential zoning district to the CB Community Business zoning district located on the property at 1614 West 700 North.

Information	
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VICINITY MAP



1614 West 700 North

- Subject Parcel
- Neighboring Parcels

Background

Project Description

The applicants, Lars and Bethany Christensen have a vacant property located at 1614 West 700 North currently under contract. They request to modify the current zoning of the property from R-1/5000 (Single Family Residential) to CB (Community Business) The purpose of the amendment is to enable the applicant to construct a dental office. Currently, dental or medical offices are not allowed in the R-1/5000 zoning district. The proposed new building for the dental office would be approximately 2,500 square feet in size.

The abutting properties to the west and east are also zoned R-1/5000, all occupied by single family residences. A corner property along the block face is zoned CB Community Business. The adjacent properties to the north are all multifamily dwellings in the R-1/5000 zoning district. All properties across the street to the south are zoned CB Community Business and a number of business currently occupy most of the pads. See Vicinity Map.

The property in question is within the Northwest Community Master Plan which was adopted in 1980 and updated in 2004. The amendments were purposely made to eliminate land use conflicts between residential and commercial uses. The residential properties mentioned above, including the property in question have been all designated Commercial in the amended Northwest Community Future Land Map of 2004.

The amended Northwest Master Plan indicates that certain criteria should be met as part of any new commercial development proposal in order to ensure an orderly transition of the area from residential to commercial. One of the criteria suggests that the property in questions as well as the residentially zoned abutting properties should only be rezoned for a project that comprehensively addresses these properties as one commercial development project. The applicant has contacted all pertinent neighbors, communicated the purpose of the rezone of all properties and despite the immediate neighbors support of the request, they do not wish their properties to be rezoned at this time. Therefore, the applicant is requesting the rezone of the vacant property located at 1614 West 700 North to accommodate the dental office.

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 June 21, 2012. Comments and notes can be found in attachment C.

Notice of the public hearing for the proposal includes:

- Public hearing notice mailed on August 30, 2012
- Public hearing notice posted on property on August 31, 2012
- Public hearing notice posted on City and State websites on August 30, 2012
- Public hearing notice emailed to the Planning Division listserv on August 30, 2012

City Department Comments

The comments received from pertinent City Departments / Divisions are attached to this staff report in Attachment B. The Planning Division has not received comments from the applicable City Departments / Divisions that cannot reasonably be fulfilled or that warrant denial of the petition.

Analysis and Findings

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: In considering this specific request to amend the Northwest Community Zoning Map, Planning staff analyzed the purpose of the CB Community Business Zoning District and the Northwest Community Master Plan with an emphasis on those sections that discussed residential land uses and commercial land uses. The purpose of the Community Business Zoning District is as follows:

“The CB community business district is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.”

Dental office use is not allowed under the current R-1/5000 Single Family Residential zoning district. However, rezoning the property to CB Commercial Business would allow this type of use and would be consistent with the Northwest Community Future Land Use Map designation for the site. The proposed zoning district would only allow for low intensity, neighborhood oriented commercial land uses, which is the case of a dental office. The new building would be required to comply with applicable design guidelines as listed in the CB zoning district.

In addition, the vision of the amended Northwest Master Plan in regards to Commercial expansion in the area is to allow for the development of low-intensity, neighborhood oriented commercial land uses on the northeast section of 700 North and Redwood Road. It also states that in order to ensure that commercial land uses do not negatively impact the existing residential land uses to the north and east and to ensure an orderly transition of this area from residential to commercial, certain criteria should be met as part of any new commercial development proposal. The applicable criteria for this area of the neighborhood should be as follows as explained in the amended Northwest Community Master Plan, page 6:

- The area along 700 North between 1612 and 1640 West should only be rezoned for a project that comprehensively addresses these properties as one commercial development project. This will ensure that efforts to minimize the number of access points onto Redwood Road and 700 North are considered. It will also ensure a cohesive design within the new commercial development and prevent the isolation of existing residential land uses within the commercial development area.
- New commercial development should provide well designed pedestrian circulation paths on site as well as consider the pedestrian traffic pattern in the vicinity especially relating to activity at Riverside Park, Backman Elementary School and the Jordan River Parkway.

- New commercial development should comply with the underlying zoning district regulations relating to the size of buffering, location of on-site lighting, hours of operation and delivery and location of delivery docks and dumpsters to minimize impacts to adjacent residential land uses.
- The City should not support a reduction in the size of the required landscape buffers or on-site parking for new commercial development.
- Signage for new commercial development should be appropriate for the type of commercial development and consider neighborhood scale signage where appropriate.
- New commercial development should take place in new structures; not within existing residential structures.

Allowing a dental office would be consistent with low-intensity, neighborhood oriented commercial land uses as stated in the amended plan. The property in question is consistent with the vision of the community expressed in the Northwest Community Future Land Use Map. Although the adjacent properties are also envisioned as being rezoned to CB Community Business, the property owners have expressed no interest to do so at this time, although expressing support for the rezone of the single property in question.

The new dental office building design and site plan would be required to comply with all guidelines of the underlying zoning district as well as landscaping and parking requirements. It is also mentioned in the Northwest Community Master Plan that the community in general supports the preservation of existing housing and does not approve of the loss of single-family dwellings to be replaced by commercial uses. In this case, there would not be any single-family dwellings lost when the vacant property is developed and the dental office use will be located in a new structure. Though the parcel may have once had a single-family dwelling located on the property it has been demolished and the parcel has been vacant for some time.

Finding: Staff finds the proposed amendment to the zoning of the property is appropriate and meets this standard because it accomplishes the goals of allowing for the development of low-intensity, neighborhood oriented commercial land uses and implements the policies of the Northwest Community Master Plan.

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

Analysis: The purpose statement for the CB zone states:

“The CB community business district is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.”

The proposed amendment to the zoning map will allow a dental office use to occur at a site that is in close proximity to a moderately sized commercial area with adjacent residential neighborhoods. 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 Northwest Community as a whole.

Although no final building plans have been submitted, the preliminary site plan indicates that the new dental office building will facilitate pedestrian access by placing the building closer to the sidewalk at approximately 15 feet from the property line. Furthermore, the CB zoning district includes design standards that requires buildings to be close to the street, entrances on the front of the building and a certain level of glass for the street facing façade. The standards in the CB District also prevent parking in the required front

yard and contribute to a walkable environment that would be consistent with the nature of uses in the vicinity. The new dental office building will be required to comply with all departmental comments and zoning requirements in terms of design, parking and access.

Finding: Staff finds that the proposed map amendment is consistent with the purpose of the CB Zoning District.

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

Analysis: The following table compares the lot development standards in the current zoning district and in the proposed zoning district:

	R-1-5000 Ordinance Requirement	CB Ordinance Requirement
Lot Area	Single-family Dwellings: min 5,000 sq ft	No Minimum
Lot Width	Minimum 50 feet of frontage	No Minimum
Building Height	Maximum 28 feet	Maximum 30 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	Rear setback is 10 feet. Landscape buffer 7 feet.
Building Coverage	40% of lot area	Not less than 20% of the lot are shall be maintained as open space.
Parking	2 spaces per unit.	5 spaces per 1,000 square feet gross floor area

If the zoning map is amended, staff does not believe that there will be a significant impact to the abutting residential properties. The current maximum height for buildings is 28 feet and the CB zone allows for a maximum height of 30 feet. In addition, a landscape buffer between the CB zone and the R-1/5000 zoned properties would be required. Surface parking in the front yard is not allowed and in case it will be located in the interior side yard, a 7 foot landscape buffer shall be provided or completely be located in the rear yard.

Staff believes that when discussing impacts to adjacent properties it is important to also consider that the CB Zoning District does have specific design requirements focused mainly on the first floor of any building

which will not only beautify the neighborhood but provide a sense of safety and eyes on the street effect. The current R-1/5000 Zoning District does not come with specific design requirements for development.

If the proposal were to be approved by the City Council, any permitted or conditional use may occupy the subject property. The permitted and conditional uses in the CB Zoning District are generally small in nature, as the district limits lot size and building mass. The most commonly found land uses in other CB zoned properties in the City include retail sales and service, grocery stores, restaurants and office. These uses may create impacts such as increase in traffic, noise, odors, etc. However, the Zoning Ordinance and Building Codes require certain measures be put in place to reduce noise, odor, etc. Furthermore, 700 North is classified as a City Arterial street which is designed to handle traffic generated by adjacent neighborhoods and commercial areas.

The new dental office building will be required to comply with all departmental comments, zoning requirements and master plan guidelines, which are in place to provide orderly development of the property as well as prevent any negative impact to the residential neighbors.

Finding: Staff finds that the proposal does not impact the adjacent properties in any significant or negative way.

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

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 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, access 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.

Alternatives

If the proposed amendments to the Salt Lake City Zoning Map are not approved by the City Council, the applicant will not be acquiring the property, the dental office would not open in this neighborhood and the property would remain vacant as it has been. The property would only be developed as a single family house as required by the current R-1/5000 zoning district. On the other hand, not rezoning this property at this time may allow future acquisition of all adjacent parcels to be rezoned, houses demolished and a moderate commercial development would be able to be built. Furthermore, it may diminish the ability of the neighbors and future neighbors to determine what type of development and uses they could eventually be living next to. It is better practice to zone the property for what is supported by the adopted master plan because the master plan is a

reflection of City policy and community desires. If the proposed amendment is not approved, there would probably be little to no change in the neighborhood and the property will remain vacant. Current R-1/5000 zoning district is restricted to single family residential development.

Commission Options

The Planning Commission is the recommending body to the City Council for zoning map amendments. The Planning Commission shall hold a public hearing and recommend approval, denial or a modification of the amendment and then transmit the recommendation to the Council. The City Council will also hold a public hearing and may adopt the proposed amendment, adopt the proposed amendment with modifications or deny the proposed amendment. After the City Council has made a decision, no application for a zoning amendment for the properties in question will be considered by the council for one year.

Potential Motions

Consistent with Staff Recommendation: Based on the findings listed in the staff report, testimony and plans presented, I move that the Planning Commission transmit a positive recommendation to the City Council relating to this request to amend the Salt Lake City Zoning Map from the R-1/5000 zoning district to the CB zoning district located on the property at 1614 West 700 North as suggested in the Northwest Community Future Land Use Map.

Not Consistent with Staff Recommendation: Based on the testimony, plans presented and the following findings, I move that the Planning Commission transmit a negative recommendation to the City Council relating to this request to amend the Salt Lake City Zoning Map from the R-1/5000 zoning district to the CB zoning district located on the property at 1614 West 700 North as suggested in the Northwest Community Future Land Use Map. The Planning Commission shall make findings on the Zoning Map Amendment standards as listed below:

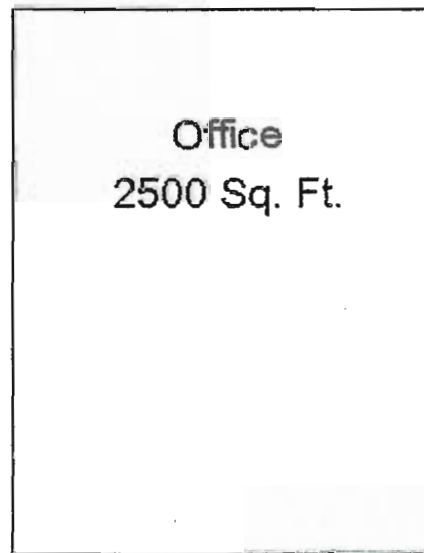
1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;
3. The extent to which a proposed map amendment will 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; and
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.

Attachment A
Site Plan

91.00

202.95

202.95



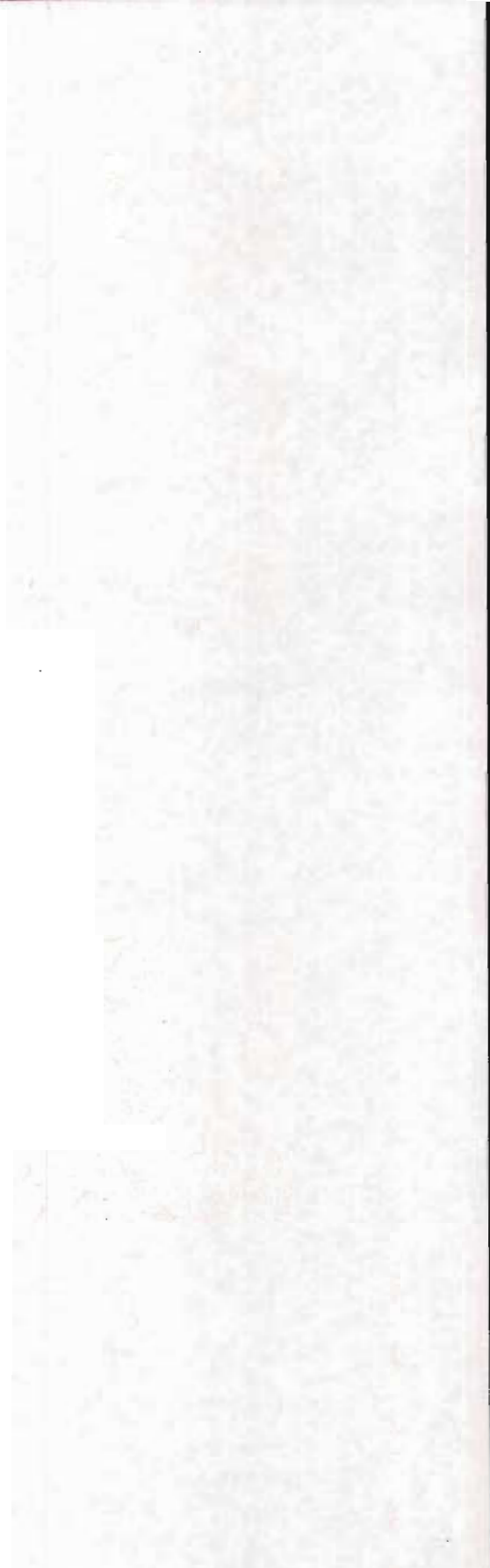
91.00

max
15 ft.

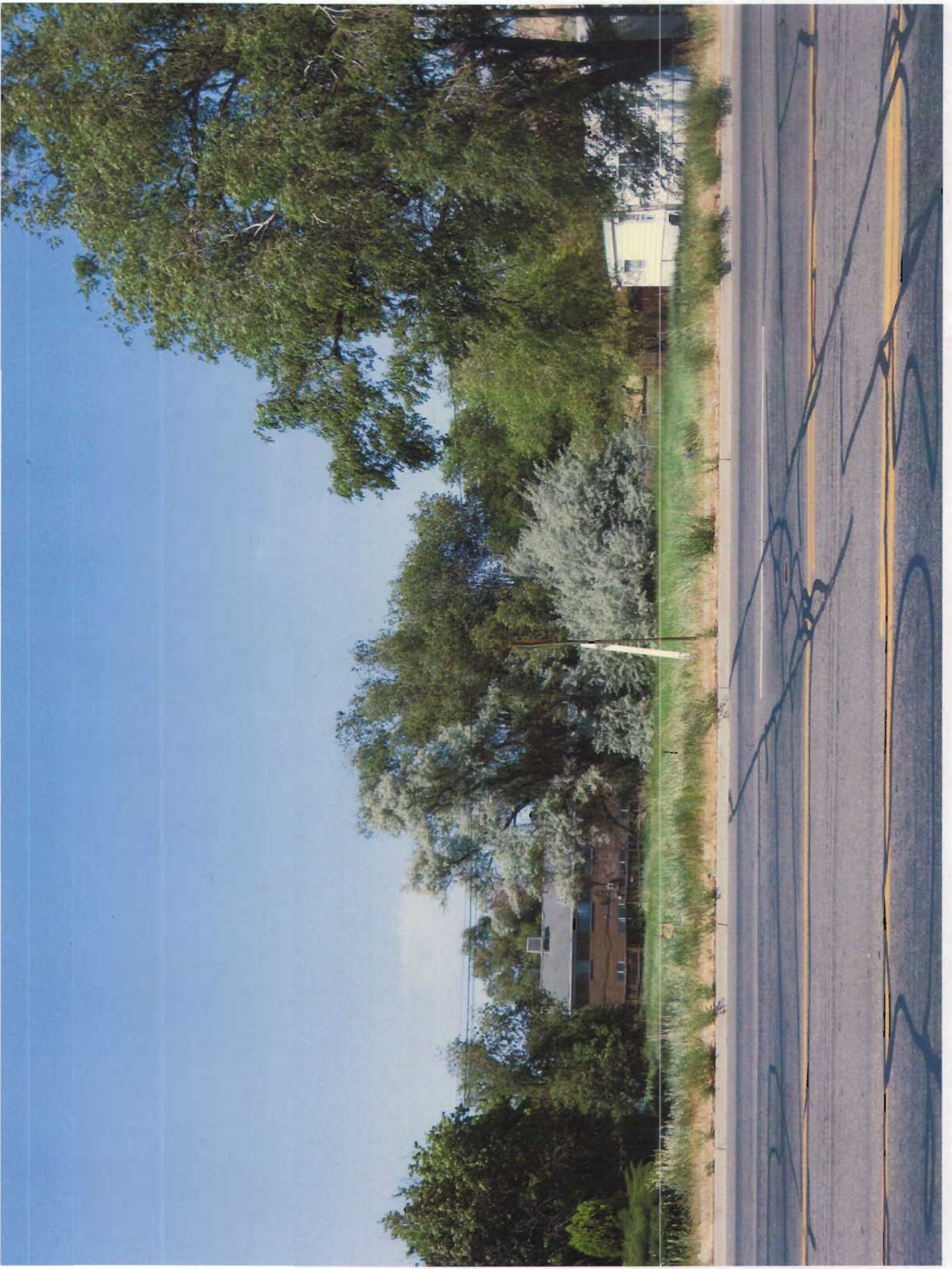
Site Plan

1614 W. 700 N.

Scale 20"=1'



Attachment B Photographs







SUBWAY

JACKSONVILLE

circuit

OPEN



Attachment C Department Comments



Work Flow History Report

1614 W 700 N

PLNPCM2012-00225

Date	Task/Inspection	Status/Result	Action By	Comments
4/18/2012	Staff Assignment	Assigned	Norris, Nick	Assigned 4/18/2012. Should be presented to the Planning Commission in approximately 90 days or less.
4/23/2012	Staff Assignment	Assigned	Valdemoros, Ana	
4/26/2012	Planning Dept Review	In Progress	Valdemoros, Ana	
4/26/2012	Staff Assignment	Routed	Valdemoros, Ana	
5/1/2012	Fire Code Review	Complete	Itchon, Edward	
5/1/2012	Transporation Review	Complete	Walsh, Barry	<p>700 North roadway is classified as a Arterial five lane roadway with pedestrian sidewalk on both sides.</p> <p>The vacant lot has existing single family residents on both sides with two residential properties to the west having vehicular access to 700 North and the east property having access to Riverside Dr. The rest of 700 North between the Jordan River and Redwood Road is commercial.</p> <p>There is excess public right of way fronting this lot as well as a grade change of about four feet. Vehicular access will require grade change (Fill) to establish an adequate vehicular staging area to enter / exit the 700 North roadway.</p>
5/4/2012	Building Review	Complete	Butcher, Larry	No comment
5/4/2012	Zoning Review	Complete	Butcher, Larry	Map amendment only. No comment
5/8/2012	Engineering Review	Complete	Weiler, Scott	Engineering has no objection to the proposed amendment.
5/17/2012	Planning Dept Review	In Progress	Valdemoros, Ana	
5/17/2012	Police Review	Complete	Valdemoros, Ana	No comments were submitted by this Department

5/17/2012	Public Utility Review	Complete	Valdemoros, Ana	<p>There is some confusion regarding the utility services in this area. There is a single water meter that, according to records services 1612 or 1610 West 700 North. There is no parcel with this address. There is an existing home at 1594 West 700 North that may be receiving water from the meter. According to City Code the water meter must be located in front of the house that it services. The existing meter is located in front of the parcel that is proposed to be amended. This meter is 3/4" in size and may be used by the proposed development given a new service is provided in front of the lot for 1594 West 700 North. The addressing of the meter to the certified address of the parcel must be clarified with the Public Utilities offices.</p> <p>No sewer service exists to the parcel, but a main is located in 700 North about 200-feet West of the western property line. In accordance with City Code and per policy of the Salt Lake Valley Health Department, the sewer main will need to be extended eastward from the existing terminal manhole to the subject property and across the entire frontage of the property for service. The SLVHD no longer allows septic tanks in the urbanized areas of the Salt Lake Valley.</p> <p>These items will need to be addressed by a licensed Civil Engineer as part of the permitting phase of the project and do not impact the zoning of the parcel. These items are provided at this time for informational purposes and to plan for development of the parcel. Feel free to contact the Public Utilities Department if you have any questions.</p> <p>Thanks, Justin</p>
7/10/2012	Planning Dept Review	Additional Information	Valdemoros, Ana	



Attachment D

Additional Applicant Information

To Whom it May Concern,

4/15/12

My name is Lars Christensen and I am a dentist. I would like to build a dental office on the vacant property located at 1614 W. 700 N. This property is the ideal location for a small dental office because of the heavy traffic on the street, and the size of the lot. I plan to build a 2500 square foot building if the rezoning application is approved. This would give us ample room for parking and landscaping buffers. I am currently under contract to purchase the property and have the property owner's permission to act as an agent with regards to this application.

I have been practicing dentistry for 8 years and am currently on staff at the VA Hospital. Prior to my employment at the VA hospital, I practiced dentistry in the Rose Park area for nearly 4 years, employed by another dentist who has left the area. Rose Park is in need of another dental office as there are only two currently serving all of the Rose Park residence. This could be due to the fact that there are very few commercial properties and medical offices that would be well suited.

A dental office on 700 N. would improve the north side of the street dramatically and begin the process of bringing more commercial businesses to the area. The master plan has already been amended to state that this change would be appropriate.

This application would affect the three homes to the west of our property as they would be rezoned commercial as well. We have spoken with the neighbors and obtained their signatures showing their support of this change. The properties to the west and south of our four properties are already zoned commercial and located on the same busy street. As the three other homes become available for sale, businesses like ours will be able to purchase commercial property and further improve and update the street.

I hope that you can see the many benefits of approving this application. I would really love to open my dental practice in the Rose Park area. Having worked there for nearly 4 years, I became very fond of the great people that live there.

Sincerely,

Lars Christensen D.M.D.