

PLANNING COMMISSION STAFF REPORT
Legislative Item



Planning Division
Department of Community
and Economic Development

Korean Presbyterian Church of Salt Lake City
Master Plan Future Land Use Map Amendment
PLNPCM20212-00546
2018 East 2100 South
November 14, 2012

Applicant: Salt Lake City
Council – Søren Simonsen

Staff: Maryann Pickering
(801) 535-7660
maryann.pickering@slc.gov

Tax ID: 16-22-105-001

Current Zone: R-1-12,000
(Single Family Residential)

Master Plan Designation:
Sugar House Community
Master Plan

Current Future Land Use
Map Designation: Institutional
and Public Lands

Proposed Future Land Use
Map Designation: Very Low
Density

Council District: District 7 –
Søren Simonsen

Community Council: Sugar
House

Lot Size: 25,700 square feet

Current Use: Church

Attachments:
A. Proposed Future Land Use
Map Changes
B. Public Input

Request

Councilmember Søren Simonsen of the Salt Lake City Council is requesting a Future Land Use Map Amendment on behalf of the Korean Presbyterian Church of Salt Lake City located at approximately 2018 East 2100 South in order to change the Sugar House Master Plan future land use map from Institutional & Public Lands to Very Low Density Residential. No changes are proposed to the existing use on the site. 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, 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.

VICINITY MAP



Background

Project Description

The proposed change to the Future Land Use Map of the Sugar House Master Plan has been requested in order to bring the map designation consistent with the existing zoning of the property. The current use of the property is the Korean Presbyterian Church of Salt Lake City and there are no plans at this time to change the use of the property or make any changes to the building or site layout.

The current zoning of the property is R-1/12,000 (Single Family Residential). This zoning designation has been in place for the property for several years. The current Future Land Use Map identifies this property as Institutional & Public Lands. Like the zoning designation, this one has been in place for some time.

The request is to change the Future Land Use Map to Very Low Density (less than five dwelling units per acre). Should this change be approved, the master plan designation would then be consistent with the zoning of parcel.

Public Notice, Meetings and Comments

The following public meeting was held related to the proposed project:

- Community Council held on October 3, 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 2, 2012.
- Public hearing notice mailed on November 8, 2012.
- Public hearing notice posted on property on November 8, 2012.
- Public hearing notice posted on City and State websites on November 1, 2012.
- Public hearing notice emailed to the Planning Division listserv on November 8, 2012.

City Department Comments

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

The City does not have specific standards for Master Plan Amendments. The Sugar House Master Plan includes a section on Residential Land Uses and encourages the preservation of existing single-family zoning designations. This request further strengthens the preservation of the existing single-family zoning designation by making the Future Land Use Map consistent with the zoning.

Alternatives

If the Planning Commission determines that this request is not in the best interest of the City and forwards a negative recommendation, then current master plan designation for the subject parcel will remain as is. Since there is no development or changes proposed to the site at this time, it would be the same effect as the proposal being recommended for approval. This request is only for a change to the Future Land Use Map, there is no development proposal.

Commission Options

The Planning Commission is the recommending body for this request. The City Council has the final decision making authority. The City Council can choose to agree with the Planning Commission recommendation or disagree with it. If the Council does agree with the Planning Commission, then the Future Land Use Map will be changed. If the City Council does not agree, it will remain as it is today.

Potential Motions

Consistent with Staff 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.

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 change the Future Land Use Map designation for the property located at approximately 2018 East 2100 South.

Attachment A

Proposed Future Land Use Changes Map

2018 E 2100 South Master Plan Amendment

Current Future Land Use Map

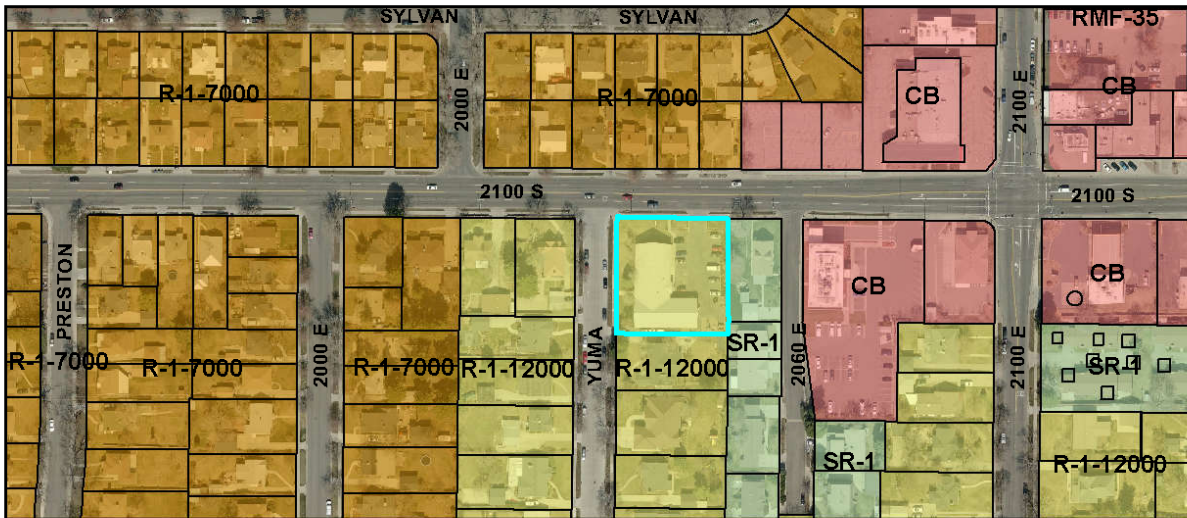
Proposed Future Land Use Map



Legend

- VLD *Very Low Density Residential (Less than 5 du/acre)*
- LD *Low Density Residential (5-10 du/acre)*
- MULOW *Mixed Use - Low Intensity*
- I *Institutional & Public Lands*

Current Zoning Map



Legend

- CB *Community Business*
- R-1-12000 *Single Family Residential*
- R-1-7000 *Single Family Residential*
- SR-1 *Special Development Pattern Residential*

Attachment B

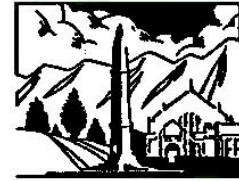
Public Input

October 13, 2012

TO: Salt Lake City Planning Commission

FROM: Judi Short, Land Use Chair
Sugar House Community Council

RE: 2016 East 2100 South



Sugar House
Community Council

The Sugar House Community Council (SHCC) recently reviewed the proposal, brought by City Council member Soren Simonsen, to amend the Sugar House future land use map to reflect current zoning of this parcel, which is R-1/12000. The future land use map shows this parcel as Institutional and Public Lands.

Originally, this was a residential property, purchased by a church some 40 years ago. They used the home as a church, and at some point the current building replaced the home on the property. This proposal was first made a few years back, when the Church of the Nazarene put the property up for sale, and wanted to rezone it to Institutional, so they could sell to a charter school. The neighborhood got together, and gathered over 300 signatures, opposing this. I probably have that petition in my files. At that time, the SHCC Land Use Committee did several visits to the site, and spoke with the neighbors. The request came before the Council, and we voted unanimously, except for one abstention, to deny the request. At that point, the church abandoned its request, and eventually sold to the Korean Presbyterian Congregation Church, who have been using it without any change in zoning designation since that time. The Church is aware of this request and is not opposed to this rezone.

When the city did a zoning rewrite in 1995, this parcel was zoned institutional solely because it had a church on it. The parcel was not large enough to fit into the institutional zone definition. Salt Lake City Planning at one point was going to review other institutional parcels in the city to be sure the designation was appropriate, especially if they were small, but that didn't happen.

On October 3, Maryann Pickering attended the SHCC meeting to explain the request. Councilman Simonsen was there as well, to further explain the issue. Rex Sears, from Yuma Street adjacent to the church, and a former trustee of the SHCC, spoke. He said that the issue of someone purchasing the property and assembling parcels nearby for a much larger building, is not a pipe dream. It actually happened the last time the building was for sale. For that reason, the neighborhood is anxious that the zoning classification be changed.

I made a motion at the Sugar House Community Council meeting that we forward a positive recommendation on to the Planning Commission to amend the Future Land Use Map of the Sugar House Master Plan to show this parcel as a residential parcel R-1/12,000. Amy Barry seconded the motion, and it passed unanimously.

We think this is a good solution for this parcel, and urge that you approve the request.