



Memorandum

Planning Division
Community & Economic Development Department

To: Salt Lake City Planning Commission

From: Michael Maloy, AICP, Principal Planner
Matthew Gray, Planning Intern

Date: April 3, 2014

Re: Briefing of West Temple Residential Zoning Reevaluation within the boundaries of 1300 South to 2100 South, and TRAX (approximately 200 West) to Main Street (petition numbers PLNPCM2013-00899 and PLNPCM2013-00900).

Summary

Under the direction of the Salt Lake City Council, Janice Jardine, former Salt Lake City Council Land Use Analyst, submitted applications for a master plan amendment and zoning ordinance amendment (see Attachment A – Application Narrative). The subject properties described within the amendments are located between TRAX (200 West) and Main Street, and 1300 South and 2100 South. If approved, the request will down zone properties from RMF-35 Moderate Density Multi-Family Residential District to R-1/5,000 Single-Family Residential District, or a similar low density district (see Attachment B – Current Zoning). The applications have been filed on behalf of property owners and residents within the Ball Park Community Council (formerly known as the People’s Freeway Neighborhood).

Background

The subject properties are an enclave of mostly single-family dwellings with the:

- Smith’s Ball Park (formerly known as Spring Mobile Ballpark) located to the north,
- commercial uses located primarily along Main Street, 1300 South, and 2100 South, and
- interspersed with moderate density residential development.

The presence of Interstate 15, TRAX, and the ballpark has attracted development of commercial and moderate-density residential land uses within the neighborhood.

The Central Community Master Plan calls for transit-oriented residential development for large portions of the neighborhood north of 1700 South, and the current zoning ordinance reflects this. Demographics have shifted in recent years and proponents of the proposed amendments claim the neighborhood has experienced population growth, lower vacancy rates, higher owner-occupancy rates, and a resurgence of families (see Attachment C – Owner Occupancy Map). Supporters also claim the neighborhood provides a rare opportunity for affordable single-family housing near the Central Business District. Members of the community have voiced interest in preserving the intimate character of the neighborhood.

Study

Planning staff has identified approximately 153 parcels currently zoned RMF-35 Moderate Density Multi-Family Residential District that may be appropriate to rezone single-family, most of which are located between 1700 South and 1300 South. A housing inventory conducted by staff concluded there are 126 single-family homes, 18 duplexes, 1 triplex, and 5 four-unit structures on these parcels (see Attachment D – Existing Land Use Map).

The applicant originally requested rezoning to the SR-1 Special Development Pattern Residential District; however staff recommends that the R-1/5,000 Single-Family Residential District is more appropriate because the neighborhood is not within a recognized historic district. (The SR-1 Special Development Pattern Residential District was specifically modeled for historic districts.)

Process

In response to the petition, staff met with the Ball Park Community Council on November 1, 2013 to discuss the proposal and receive community comment. Approximately 30 individuals attended the meeting and no one expressed opposition to the proposal.

On February 12, 2014, the Planning Division mailed an “Open House” invitation to all affected property owners and residents. The Open House was held February 20, 2014 and approximately 9 people attended the meeting. All attendees spoke in favor of the proposed amendments.

Prior to scheduling a public hearing, staff requested a Planning Commission “briefing” on the petition be held April 9, 2014. The purpose of the briefing is to:

- Introduce the petitions to the Planning Commission;
- Discuss options; and
- Obtain direction from the Planning Commission.

Following the April 9th meeting, the Planning Division will prepare a comprehensive staff report with recommendations to be discussed at a future public hearing (if petitions are generally supported by Planning Commission).

Public Comments

Comments received prior to publication of this memorandum have been attached (see Attachment E – Public Comments). In general, respondents value home ownership, and support preservation of existing single-family dwellings.

Issues

Based on public comment, staff believes the proposal is supported by the affected property owners and residents. In defense of the petition, the City has adopted policies that encourage preservation of single-family dwellings and residential neighborhoods.

However, staff is concerned that the proposed downzone is within walking distance of Ballpark Station on 1300 South, and is contrary to transit oriented development objectives stated within the Central Community Master Plan. Elected and appointed officials—and residents—have frequently stated concern for the environment and support long term policies that increase density, support public transit, and improve air quality. The proposed amendment is inconsistent with those objectives.

In addition to considering potential amendments to the master plan and zoning map, the petition also requested the Planning Division identify:

- areas that are appropriate for redevelopment, and
- incentives that focus density in appropriate areas.

If the Planning Commission is generally in favor of further study and consideration, the Planning Division will research these additional issues.

Attachments

- A. Application Narrative
- B. Current Zoning Map
- C. Owner Occupancy Map
- D. Existing Land Use Map
- E. Public Comments

City Council Priority 2013 – Neighborhood Quality of Life

Residential Zoning Reevaluation Project

West Temple – City Council District 5

• **Project Boundaries:**

1300 South to 2100 South along West Temple and west to the light rail corridor and east toward Main Street to the boundary of the Commercial Corridor zoning on Main Street. (Exclude properties facing Main Street)

• **Project Description:**

The goal is to provide consistency between the existing land uses and zoning of the properties, support stable, established neighborhoods and preserve neighborhood fabric and character.

The project will reevaluate the current land uses and zoning classification of the area and make appropriate adjustments to the current zoning and the Central Community Master Plan Future Land Use Map and related policies and recommendations in the plan. The intent is to consider where multi-family zoning designations have been applied and evaluate if it should be single-family or a lower density residential zoning classification.

Consistent with the Council's expectations, this should include at a minimum:

- Identification areas that should remain stable and areas that would be appropriate for change.
- Focus on areas that would be appropriate for change.
- Identification of incentives to focus density in areas identified for change. For example, allow density to be transferred to areas identified for increase in density, use density bonuses that allow additional height, reduction in parking requirements or for providing affordable housing as part of a development.

Addition information provided by the community

Most of this area is multi-family RMF 35 and RMF 45. The desire is to return it to low-density residential SR1 with the obvious exceptions of where this no longer applies.

This neighborhood at one point was quite a bit larger. Encroaching commercial and industrial development has reduced it in size dramatically but amazingly and luckily, encroachment has just been around the edges, leaving a contiguous neighborhood core. The desire is to preserve and enhance this core neighborhood to prevent it from being fragmented so that it retains the fabric/critical mass of being a neighborhood.

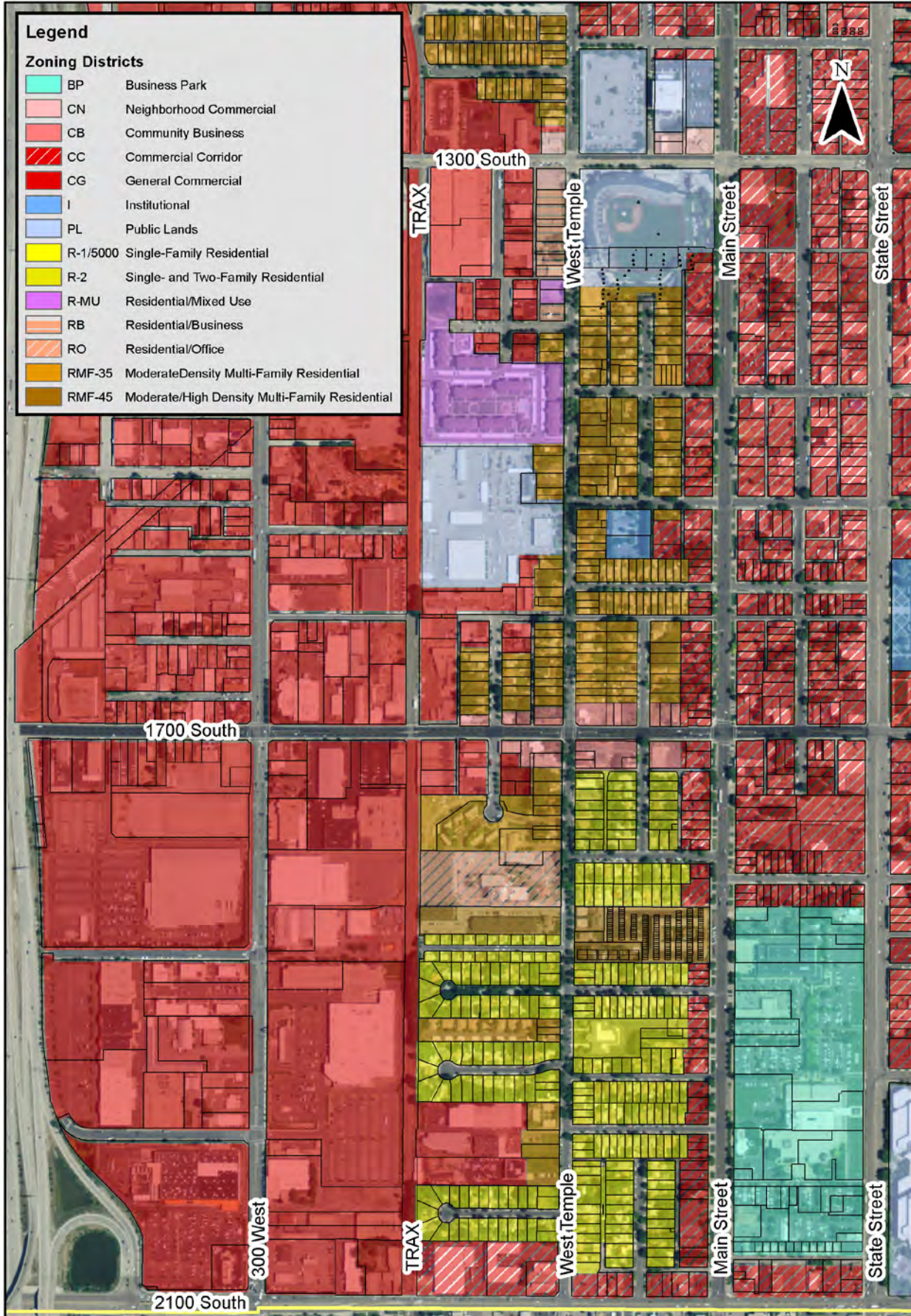
There is no desire to prevent further development of medium density development where appropriate.

This is one of the few areas that is contiguous to the core of the City and still reasonably and modestly priced so residents of modest means have more options for living in Salt Lake City.

The demographics of the area have changed considerably in the past decade or so. Traditionally, the area has been elderly residents and rentals. Now, it is changing rapidly to owner occupied younger people. Many of these younger folks are urban oriented and may eventually move to other areas of the urban core as their earning power increases.

The vision is that this neighborhood can become a vibrant and diverse jewel of the City that is transit oriented with a mix of single family homes and thoughtful medium density development.

Current Zoning



Owner Occupancy by Parcel

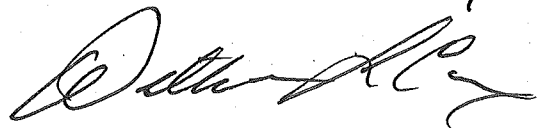


Existing Land Use



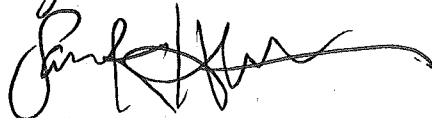
To Whom it may Concern

I am in favor of returning to a single-family neighborhood instead of a multi-family properties. The neighborhoods are a lot of older family houses & I would like to have them remain that way.



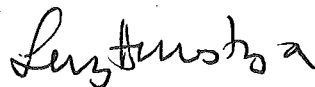
To Whom it may Concern -

I agree with everything the person above me wrote. In addition, I am in favor of this change in zoning in hopes that it will give current & future property owners a greater interest in improving their properties, in turn adding pride back into our neighborhood.



Please restore our little neighborhood to protect the single-family aspect! We like it the way it is!

Please pay attention to the parking issues, before any decision can be made.



I want to keep Ballpark area (West Temple) area the neighborhood it was in 1994 - when the SCo. Neighborhood + Redev. helped me →

Purchase my home. They encouraged me
to improve my life & neighborhood and
encouraged home ownership. Please re-zone
to single family dwellings.
I support the re-zone!

Thanks, Mary Cox
& Lloyd Cox