



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: Tracy Tran, 801-535-7645, tracy.tran@slcgov.com
Date: February 19, 2015
Re: PLNPCM2014-00832/00833 563 + 567 E 600 S Master Plan and Zoning Map Amendment

Master Plan and Zoning Map Amendment

PROPERTY ADDRESS: 563 E 600 S (Master Plan and Zoning Amendment)
567 E 600 S (Zoning Amendment Only)

PARCEL ID: 16-06-477-023 and 16-06-477-026

MASTER PLAN: Central Community

ZONING DISTRICT: 563 E 600 S: RMF-35, Moderate Density Multi-Family Residential
567 E 600 S: CN, Neighborhood Commercial
563 & 567 E 600 S are both subject to the H Historic Preservation Overlay

REQUEST: The petitioner, Kristen Clifford, representing property owner Ernesto Gutierrez, is requesting approval to amend the Central Community future land use map and zoning map for the properties located at 563 E 600 S and 567 E 600 S. The future land use map in the *Central Community Master Plan* currently designates 563 E 600 S as “Medium Density Residential” and 567 E 600 S as “Medium Density Residential/Mixed Use.” The petitioner is requesting to amend the future land use map so that 563 E 600 S (the property to the west of 567 E 600 S) is also designated as “Medium Density Residential/ Mixed Use.”

The current zoning for 563 E 600 S is RMF-35, Moderate Density Multi-Family Residential, and the current zoning for 567 E 600 S is CN, Neighborhood Commercial. The petitioner is requesting to amend the zoning map so that both properties are zoned MU, Mixed Use. Both are located within the Central City Local Historic District and subject to the H Historic Preservation Overlay district regulations.

The intent of the proposed rezone is to allow for a project that will better cater to the surrounding neighborhood, contribute to the desired variety of housing options within the Central Community, and enhance the overall street presence along 600 South.

If the zoning is amended for the property, the entire property could be used for any use allowed in the MU zone. The 563 E property is currently occupied by a contributing duplex and a parking lot. The 567 E property contains a noncontributing commercial building. The applicant has specified a retail and housing project as their intended use for the property at this time. The existing noncontributing commercial building located at 567 E 600 S would be demolished and replaced with a larger 3-story building that contains commercial space on the ground floor and three dwelling units above. The City Council has final decision making authority for master plan and zoning amendments. Demolition of the noncontributing building is an administrative process but new construction design would have to be reviewed and approved by the Historic Landmark Commission.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed zoning map and master plan amendments.

The following motion is provided in support of the recommendation:

Based on the findings listed in the staff report and the testimony and plans presented, I move that the Planning Commission transmit a positive recommendation to the City Council for the proposed zoning and master plan amendment.

ATTACHMENTS:

- A. [Maps](#)
- B. [Property Photographs](#)
- C. [Additional Applicant Information](#)
- D. [Existing Conditions & Proposed Standards](#)
- E. [Analysis of Standards](#)
- F. [Public Process & Comments](#)
- G. [Department Review Comments](#)
- H. [Motions](#)

PROJECT DESCRIPTION:

The subject property is located within the Central City Community. The Central Community Master Plan contains a future land use map that designates the desired type of land use that should occur on the property. The future land use map designates 563 E 600 S as Medium Density Residential and 567 E 600 S as Medium Residential Mixed Use.

These two properties, located adjacent to each other, currently have two different zoning designations. The property located to the west, 563 E 600 S (.16 acres), is zoned RMF-35, Moderate Density Multifamily Residential. This property currently contains a historically contributing duplex and a parking lot in the front portion of the property. The property to the east, 567 E 600 S (.06 acres) is zoned CN, Neighborhood Commercial, and currently contains a commercial retail building. The parking lot in front of 563 E 600 S serves both the duplex and the commercial building. The petitioner is requesting to amend the zoning map designation of these two parcels to MU, Mixed Use. Please see Attachment A for a vicinity map highlighting the two properties proposed for rezoning.

The intent of the proposed rezone is to more fully utilize the properties for future development, preserve the historic duplex, allow for a mixed use project that will better cater to the surrounding neighborhood, contribute to the desired variety of housing options within the Central Community, and enhance the overall street presence along 600 South. The applicant has provided a concept drawing for a proposed project that would include a commercial space with housing above. Currently, the subject property could normally only be developed for one single-family home based on the lot size.

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

1. Zoning Compatibility with Adjacent Properties
2. Building heights in MU District

Issue 1 - Zoning Compatibility with Adjacent Properties

The subject properties currently contain a duplex and a commercial retail space. The areas west of these properties contain mostly 1.5- to 2.5-story single family homes that are zoned RMF-35, Moderate Density Multifamily Residential and the properties to the east contain 2-story commercial and residential buildings that are zoned CN, Neighborhood Commercial. The proposed MU, Mixed Use zone would allow for both residential and commercial uses, which may be a good transition zone between the single family homes and the commercial buildings. If the subject properties were to maintain either the RMF-35 or CN zoning designations, a mixed use project that would include both residential and commercial uses would not be an option in the

RMF-35 zone since this zone does not allow for any commercial use. However, a mixed use project would be allowed in the CN zone, with a 25 feet height limitation. Changing both of these properties to the MU zoning district may allow for a more efficient use of the properties and will allow for a mixed use project that may include residential and commercial uses. Given the small lot sizes and the owner's desire to build a three-story mixed use building, the MU zoning requirements allows for more flexibility in lot size, setbacks, and heights than the RMF-35 and the CN zoning districts for a mixed use project. However, any new construction in the local historic district must be approved by the Historic Landmark Commission which can limit the height of any future building because it must be visually compatible with surrounding structures and the streetscape.

With commercial zoning next to single-family residential properties there can be concerns for compatibility issues between the two uses, such as negative noise or visual impacts to the residential properties. However, the subject properties currently contain a residential use/parking lot and a commercial retail use adjacent to each other. Due to the existing conditions on the ground and the site improvements that would result from redevelopment, the proposed rezone will be generally compatible with the adjacent properties and uses. The purpose of the MU zoning district encourages the mix of compatible residential and commercial uses and provides limited commercial opportunities within existing mixed use areas while preserving the attractiveness of the area for residential use. The design standards for this districts intends to encourage walkable communities that are pedestrian and mass transit oriented while still ensuring adequate automobile access to the site.

Issue 2 – Building Heights in MU District

Currently, the maximum building heights are 35 feet and 25 feet in the RMF-35 and the CN zoning district, respectively. The maximum building height in the MU district is 45 feet. The height of the single family homes located to the west of the subject properties ranges from approximately 15 feet to 30 feet. The height of the commercial building, an architecture firm, to the east of the subject property is approximately 25 feet. The potential height difference could be up to 20 to 30 feet with the new mixed use zone. However, this area is within the Central City local historic district and any proposed project would be subject to historic review and would need to be designed to be compatible in height with surrounding structures within the historic fabric of the area.

DISCUSSION:

The Central City Community Council was given the opportunity to weigh in on the proposal, but no comments were received.

Applicable Master Plan Policies

The *Central Community Master Plan* includes some general policies about commercial and residential areas applicable to this rezone and master plan amendment request. Some policies related to this request include:

- *RLU-1.5* – Use residential mixed use zones to provide residential land uses with supportive retail, service, commercial, and small-scale offices and monitor the mix of uses to preserve the residential component
- *RLU-1.7* – Ensure that future amendments to the zoning map or text of the zoning ordinance do not result in a significant amount of non-conforming land uses
- *RLU-4.2* – Support small mixed use development on the corners of major streets that does not have significant adverse impacts on residential neighborhoods
- *CLU-1.1* – Neighborhood Commercial: Encourage neighborhood-friendly commercial land use areas in the Central Community that are compatible with the residential neighborhood character, scale, and service needs and support the neighborhood in which they are located
- *CLU-1.2* – Community Commercial: Locate community level retail sales and services on appropriate arterials and do not encroach upon residential neighborhoods or generate community-wide parking and traffic issues.
- *CLU-4.0* – Ensure commercial land uses are compatible with neighboring properties
- *CLU-4.2* – Ensure commercial land development does not disrupt existing low-density residential neighborhood patterns and follows future land use designations

- *CLU-4.6* – Ensure that new development in areas where non-residential and residential land uses are mixed, preserves viable residential structures that contribute to the neighborhood fabric and character
- *CLU-5.1* – Replace commercial buildings on commercially zoned property when structural rehabilitation is not feasible. Redevelopment opportunities should consider mixed land use when replacing commercial structures
- *HP-1.2* – Ensure that zoning is conducive to preservation of significant and contributing structures of properties
- *HP-1.4* – Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks
- *HP-3.1* – Enforce regulations pertaining to historic districts and landmark sites
- *HP-3.2* – Ensure building construction is compatible with existing historic structures

Appropriateness of Master Plan Amendment and Re-Zone

The *Central Community Master Plan* designates the subject west property as “Medium Density Residential” and the subject east property as “Medium Density Residential Mixed Use”. The “Medium Density Residential” designation allows for single-family homes, duplexes, triplexes, fourplexes, townhomes, and apartments. The “Medium Density Residential Mixed Use” designation “allows integration of medium density residential and small business uses at ground levels.” The intent of this designation is to increase population density to support neighborhood business uses and provide more housing units. The existing area contains a mix of single- and multi-family dwelling units and commercial units. The area west of the subject properties contain single and multi-family residential properties that range from 1.5 to 2.5 stories, an apartment complex located at the west end of the block contains 3.5 stories. The areas east and northeast of the subject properties are 2.5 story commercial structures. Trolley Square is located on the next block directly east of the subject properties.

The transition to a “Medium Density Residential” to a “Medium Density Residential Mixed Use” is appropriate as the area is already residentially focused with commercial opportunities. Amending the west property to “Medium Density Residential Mixed Use” will allow more flexibility on the property as it will allow other uses in addition to residential. Additionally, this amendment will allow the west property to have the same master plan designation as the east property. The proposed amendment preserves the residential nature of the neighborhood and could provide a mix of small-scale uses that is in line with the land use policies from the *Central Community Master Plan*.

The *Central Community Master Plan* emphasizes the need to preserve and expand the housing stock and allow for compatible residential mixed use developments that fit within the context of their respective neighborhoods. Given the subject parcels are already surrounded by residential and commercial uses, the “Medium Density Mixed Use” master plan designation would correspond with the following residential land use policy:

RLU-1.5 Use residential mixed use zones to provide residential land uses with supportive retail, service, commercial, and small-scale offices and monitor the mix of uses to preserve the residential component.

The proposal to amend the future land use map and rezone the existing RFM-35 and CN zoning designations to the MU zoning designation corresponds with the *Central Community Master Plan* policies. Although this master plan and zoning amendment proposal would make these subject parcels a “Medium Density Residential Mixed Use” future land use designation and a Mixed Use zoning designation, the subject properties as a whole have two uses—residential and commercial, which would not drastically change the neighborhood if a Mixed Use designation is in place.

Heights and Building Feasibility

The proposed MU, Mixed Use, zoning designation allows for heights up to 45 feet. Currently, the RMF-35 and the CN zoning district allow for heights of 35 feet and 25 feet, respectively. The *Central Community Master Plan* does not explicitly mention building heights for this specific area; however, the plan mentions various times the need for future development to fit in with the existing neighborhoods. A building height of 45 feet within the context of the neighborhood may be considered too tall for the area. However, the properties are located within the Central City local historic district and proposals for major alterations to buildings or new construction is subject to review by the Historic Landmark Commission. The Historic Landmark Commission

will ensure that proposed meets the historic standards and is compatible in height, design, scale and form within the historic neighborhood.

In comparison with the existing zoning designations, the MU zoning district allows for greater flexibility for these smaller parcels (.16 and .06 acres). The MU zone requirements allows for greater flexibility in terms of lot area and lot width, than the RMF-35 zone, which will be more conducive to redevelopment opportunities that correspond with the Central Community Master Plan. It also limits the commercial use opportunities within existing mixed use area while preserving the attractiveness of the area for residential use. It is intended to have a higher level of control over nonresidential uses to ensure compatibility with residential properties. 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. Amending the master plan and rezoning these properties so they both have the same designations may be helpful for these parcels in the future as it will allow for better opportunities for redevelopment.

Nonconforming Use

The existing residential contributing structure in the west subject property is located near the rear of the property and the front portion of the property is currently being used as an offsite parking lot for the subject east parcel, which makes the west subject property a nonconforming use. The *Central Community Master Plan's* policy RLU1.7 discusses nonconforming uses:

RLU-1.7 Ensure that future zoning amendments to the zoning map or text of the zoning ordinance do not result in a significant amount of non-conforming land uses.

Amending the west subject property to a "Medium Density Mixed Use" designation and rezoning these properties to MU, Mixed Use, may potentially reduce the amount of nonconformity to the subject properties. The master plan and zoning amendment would also allow for greater flexibility for future development potential and the west subject property would not be constrained to only residential uses. Allowing for these two properties to have similar master plan future land use designations and zoning designations could reduce the nonconformity on the property and allow for the potential of a more efficient development on the property.

The *Central City Master Plan* mentions nonconforming uses as a concern in residential zones. The plan discusses that nonconforming uses reduce the opportunities for residential uses and may bring about parking and traffic problems. Based on the proposed conceptual plans, the owner would be maintaining the historic contributing duplex, redeveloping one commercial space and adding three residential units to these properties, which maintains the residential component of the neighborhood.

Historic Preservation & Mixed Use Concept

The applicant would like to have a mixed use residential and commercial project on these properties. A mixed use residential and commercial project is an allowed use in the Mixed Use zone. The *Central Community Master Plan* also highlights the importance of historic structures and their importance to the character of the district. The plan consistently emphasizes preserving housing throughout the district. The applicant has provided a conceptual redevelopment plan for the properties and the owner intends to keep the existing historic duplex. The applicant would like to eventually replace the existing commercial building on the east subject property with a larger mixed use building that will also span onto the front of the west subject property. A commercial retail space is conceptualized for the ground floor and 3 housing units are conceptualized in the spaces above. The subject parcels are located along 600 South, which is a busy arterial street. The subject parcels are not located directly on a corner parcel, but the parcels are the third and fourth parcels from the corner of 600 South and 600 East. The presence of a mixed use building along 600 South should not have significant impacts on residential neighborhoods, which respects the following land use policy:

RLU-4.2 – Support small mixed use development on the corners of major streets that does not have significant adverse impacts on residential neighborhoods

The proposed master plan amendment and rezone is generally supported by the policies set forth in the *Central Community Master Plan*. Overall, the *Central Community Master Plan* provides some flexibility in the determination of whether a rezone is appropriate for a property such as this one. Based on the above discussed standards and additional analysis located in this staff report, staff has found the proposed zoning amendment and associated Master Plan amendment to be compatible with the general Master Plan policies.

Current Development Potential

The west subject parcel is zoned RMF-35 and the east subject property is zoned CN. The total area for both parcels totals .22 acres. The west property contains a historically contributing structure and the east property contains a noncontributing structure. Contributing structures are important to the City and their retention and protection is highly encouraged. However, if the properties were to be redeveloped, the subject west property could be developed for any use allowed in the RMF-35 zone and the subject east property could be developed for any use allowed in the CN zone, given that they meet zoning requirements. Given the size of the west subject property (.16 acres or 7,000 sq ft) with a lot width of approximately 40 feet, and the development and use limitations of the RMF-35 zone, the owner could not extend any multifamily or commercial use into the RMF-35 zone. Based on the size of the property and the development requirements, the owner could use the property as single family attached dwellings, a single family detached dwellings, twin home dwelling, municipal services, natural open space, public pedestrian pathways, or public/private utility transmission wires, lines, pipes, and poles. The maximum height for buildings in the RMF-35 zone is 35 feet. The minimum lot area and lot width for multi-family dwelling units would require at least 9,000 sq ft and 80 feet.

Under the CN zone, the property owner would not be able to strictly build residential dwelling units, but they would be allowed to build a commercial or mixed use project. The CN zone does have a height restriction of 25 feet**, which would limit proposed developments to about 2 stories. A developer could go through a planned development process to modify some zoning standards in order to allow for additional height. The Planning Commission could potentially grant an additional 5 feet in height to a proposed project. The current size of the property is .06 acres or approximately 2,600 sq ft, which already limits the size of a proposed project.

Proposed MU Rezone Development Potential

If the property is rezoned to MU it could be developed for any use allowed in the MU zone in compliance with the height and bulk requirements of the zone, and with the local historic district standards of the H Historic Preservation Overlay District. The MU zone allows buildings up to 45' in height, which is relatively high compared to the 35 feet height limit of the adjacent existing RMF-35 zone and the 25 feet height limit of the existing CN zone. Any major alterations or new construction to the existing structures will require review from the Historic Landmark Commission to ensure that any proposals are compatible with surrounding structures and with the character of the streetscape. A diagram showing the associated development regulations for the MU zone, as well as a list of conditional and permitted uses are located in Attachment D. The subject parcels are relatively small and the MU requirements do not contain a minimum lot size or lot width, which limits the amount of restrictions on development that may occur on the properties.

NEXT STEPS:

With a recommendation of approval or denial for the master plan and zoning map amendments, the amendment proposal will be sent to the City Council for a final decision by that body.

Based on the proposed conceptual plans, if the master plan and zoning amendments are approved, the developer will need to consolidate the lots and go through a planned development process to develop the properties.

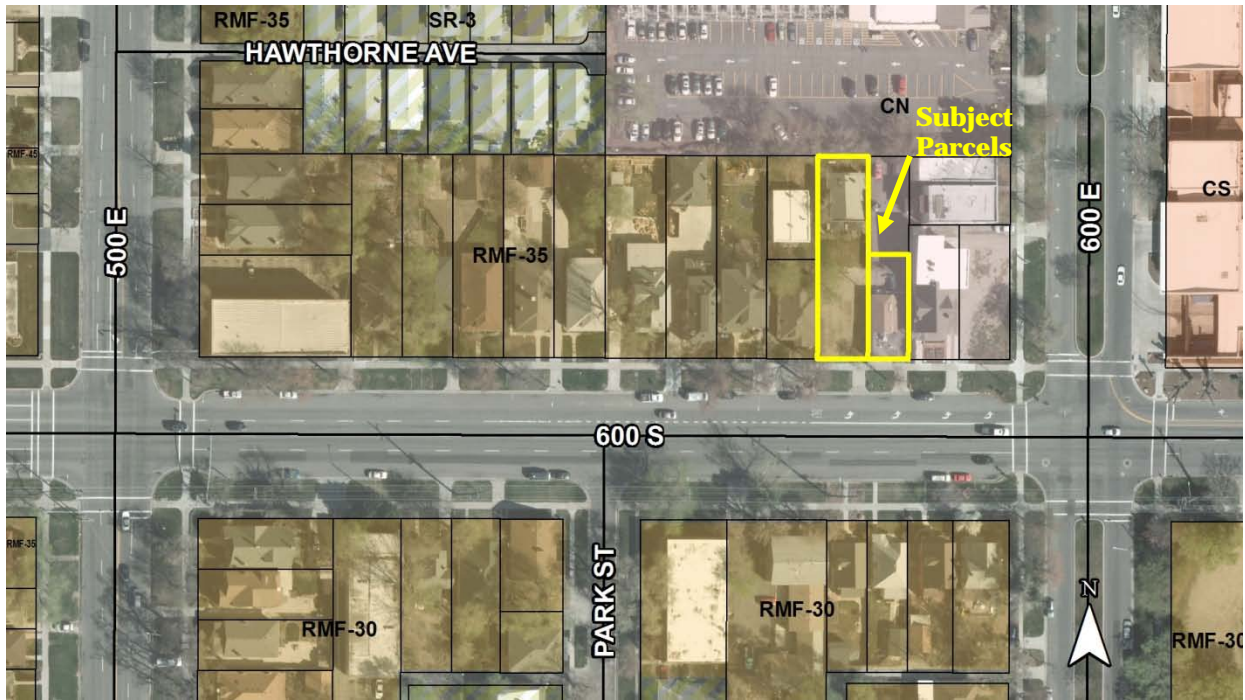
If the master plan amendment is approved and the zoning amendments are approved as a MU zoning designation, the developer will be able to build any use allowed in the MU zone on the property. A list of uses allowed by the zone is located in Attachment D. Additionally, the developer will need to apply for a demolition of a noncontributing structure and get approval from the Historic Landmark Commission for new construction of any new principal buildings.

The developer will then need to obtain a building permit for any development and will need to comply with the necessary zoning standards.

If the master plan amendment and the zoning amendments are denied, the properties will remain zoned RMF-35, Moderate Density Multi-Family Residential, and CN, Neighborhood Commercial and any redevelopment on these properties would need to comply with the corresponding RMF-35 or CN zoning requirements.

ATTACHMENT A: MAPS

Vicinity Map



Central Community Master Plan - Future Land Use Map

Future Land Use

-  Low Density Residential (1-15 dwelling units/acre)
-  Low Medium Density Residential (10-20 dwelling units/acre) *
-  Medium Density Residential (15-30 dwelling units/acre) *
-  Medium High Density Residential (30-50 dwelling units/acre)
-  High Density Residential (50 or more dwelling units/acre)
-  Low Residential/Mixed Use (5-10 dwelling units/acre)
-  Medium Residential/Mixed Use (10-50 dwelling units/acre)



ATTACHMENT B: PROPERTY PHOTOGRAPHS



Existing contributing duplex with parking lot (left) and retail store (right)



Neighboring homes west of the subject properties



Neighboring commercial building east of the subject parcels



Homes across the street along 600 South

ATTACHMENT C: ADDITIONAL APPLICANT INFORMATION

November 24, 2014

Dear Members of the Salt Lake City Planning Commission:

We request your consideration of a master plan amendment for the property located at 563 East 600 South. The overall objective is to consolidate the two properties at 563 East and 567 East 600 South, demolish the existing convenience store (located at 567 E), and construct a small-scale mixed use building. The new building would contain one ground-floor commercial space with three dwellings above. Our goal is to provide a quality project that will contribute to the surrounding neighborhood and offer new housing options in close proximity to transit and existing commercial amenities, such as Trolley Square. We intend to meet the preservation standards of the Central City Historic District and will provide a design that is compatible with the surrounding historic fabric of the 600 South corridor.

PROJECT SUMMARY

Current Zoning/Future Land Use

563 E : RMF-35 (Moderate Density Multi-family Res) / Medium Density Res (15-30 u/ac)

567 E : CN (Commercial Neighborhood) / Medium Res Mixed Use (10-50 u/ac)

Proposed Zoning/Future Land Use

563 E : MU (Mixed Use) / Medium Res Mixed Use

567 E : MU / No proposed change

Current Lot Size

563 E : 0.16 ac

567 E : 0.06 ac

COMBINED LOT SIZE: 0.22 ac

Existing Conditions

563 E : Contains an existing duplex ("contributing" to the Historic District). The duplex is setback approximately 110' from the front property line. The lot contains a commercial parking lot in the front that is used (and required) for the convenience store to the east (567 E). Duplex is proposed to remain.

567 E : Contains an existing convenience store ("non-contributing/ineligible" to the Historic District). Proposed to be demolished.

Proposed Mixed Use Building (pending approval)*

- Approximately 2,000 sf building footprint
- Ground-floor street-facing commercial space, with three (3) dwellings above
- Outdoor front patio/Pedestrian oriented design (commercial use)
- Density proposed: 22 u/ac
- High-quality and unique residential units with balcony and rooftop garden space
- Min height proposed: 2 stories
- Max height proposed: 3 stories (upper stories step back from front plane)

***Subject to change at design review with Historic Landmark Commission**

MASTER PLAN AMENDMENT

This proposed master plan amendment is for 563 East 600 South to have the same future land use designation as its neighboring parcels to the east (Medium Residential / Mixed Use). We feel this change is supported in Salt Lake City's current planning documents as it would facilitate a project that would cater to the surrounding neighborhood and contribute to the desired variety of housing options within the Central Community. Furthermore, the density of the proposed project (22 u/ac) falls well within the density ranges outlined in the current master plan. The future of the Central Community is based on four fundamental goals in the Master Plan. We feel the requested future land use change to Medium Residential / Mixed Use is supported by these fundamental goals:

1) Livable Communities and Neighborhoods

- ***A variety of residential land use supports all types of housing and the affordability of the housing stock.*** 600 South contains a wide variety of housing types ranging from single-family detached to apartment buildings. A mixed use project at this location, with a moderate density, will not feel foreign to the existing residential context of the neighborhood and will positively contribute to the above statement of the master plan.
- ***Preservation of the housing stock is an integral part of maintaining neighborhood character.*** The proposed project does not include any demolition of existing housing and includes the preservation of the contributing duplex.

- ***The appropriate transition of multi-family housing with mixed land uses in designated areas supports sustainable development within the community.*** Development to the east of the subject property is primarily commercial. Development to the west of the subject property is primarily residential. The current use of the subject property contains both commercial and residential uses. A future land use designation to Medium Residential / Mixed Use will help facilitate a smooth transition between existing land uses, in addition to allowing a sustainable and compact mixed use project.
- ***Various types of business land uses in scale with the residential community support livable neighborhoods.*** A future land use designation of Medium Residential / Mixed Use will allow the subject property to offer both a neighborhood-serving business and additional housing.

2) Vital and Sustainable Commerce

- ***Business development strengthens the Central Community's employment and economic base.***
- ***An enhanced built environment encourages employees to work and live in the Central Community and supports the creation of smaller locally owned businesses.*** Much of the Central Community's commercial base is made up of large-scale developments attracting customers from a regional base. A Medium Residential / Mixed Use land use designation would help the subject property function as a neighborhood-serving establishment, potentially locally-owned, due to its location and integration with the residential community to the west and south. Mixed Use developments encourage live-work scenarios, specifically at a smaller scale, as proposed with this request.

3) Unique and Active Places

- ***New places where people can gather, meet, socialize, and recreate are created using design excellence and shared resources.*** Although the proposed project has more of a residential focus, the commercial aspect is intended to be a community-based destination for gathering and socializing. Our vision is to have the commercial component function as a "third place", a planning concept coined by the urban sociologist, Ray Oldenburg. We feel the Central Community is in need of more of these types of spaces, in addition to their obvious support in the Master Plan. The Medium residential Mixed Use future land use designation can help make that happen.

4) Increased Pedestrian Mobility and Accessibility

- ***Improving pedestrian mobility and safety through good urban design processes is a priority within the Central Community.*** The current state of the subject property

does not contribute to safe pedestrian access or mobility. A new mixed use project would demand quality design (due to current design standards) and enhance the pedestrian experience on the existing block. Furthermore, this would encourage residents' ability to minimize the use of the automobile by providing services within walking distance of their homes.

- ***Higher density residential land uses are located near commercial areas, light rail stations and open space.*** The current use of the subject property is nonconforming as to density and land use (commercial parking lot in the RMF-35). The proposed master plan amendment will encourage attention and improvement to a currently blighted property and eliminate the current nonconformities. Although density will be increased slightly, the subject property's proximity to existing transit and nearby commercial developments support this proposed increase. Furthermore, the proposed density (22 u/ac) falls well within the proposed density ranges of the current master plan.

ISSUES WITHIN THE CENTRAL CITY NEIGHBORHOOD

The Central Community Master Plan outlines a number of issues within the Central City boundaries. The proposed amendment will contribute to resolving the following issues:

- *Encourage residents' ability to minimize the use of private automobiles by providing services for residents within walking distance of their homes.*
- *Improve the public transportation system since almost half of all trips made by residents of East Downtown are pedestrian or public transit trips.*
- *Encourage the expansion of the housing stock in ways that are compatible with the historic character of the neighborhood.*
- *Discourage demolition or loss of housing and the deterioration in the condition of housing units.*
- *Place special emphasis on buffers, transition zones, or insulation to minimize negative impacts from incompatible uses.*
- *Focus commercial activity on providing services to the area residents and not on competing with the Central Business District.*
- *Replace commercial strip development with more diverse and pedestrian oriented activities with a mixture of retail, entertainment and restaurants.*

LAND USE DESIGNATIONS

Medium-Density Residential (15-30 u/ac) (CURRENT DESIGNATION)

The current future land use designation allows single-family, duplexes, triplexes, fourplexes, townhouses, and apartments. Structures in this designation include attached dwelling units and apartment structures.

Medium Density Residential Mixed Use (10-50 u/ac) (PROPOSED DESIGNATION)

The intent of the Medium Density Residential Mixed Use designation is to increase population density to support neighborhood business uses, provide more housing units, and expand the use of common public facilities. This land use allows integration of medium density residential and small business uses at ground floor levels.

CONCLUSION

The current state of the subject property is in disrepair and the building and parking lot layout do not follow sound urban design philosophies. The use of the subject property is nonconforming to current zoning. The residential presence of the duplex is muted by the commercial parking lot in front.

The commercial “impact” already exists on the subject property and the proposed amendment would only benefit the surrounding neighborhood by providing neighborhood oriented commercial service and high-quality living space. Due to the current zoning and future land use designation, as well as the nonconforming status, change cannot occur on the subject property. The convenience store is not contributing to the historic district and is in a blighted state. The existing parking lot does not contribute to the historic value of the property and is actually a disservice to the design and character of the neighborhood. A master plan amendment and zone change would offer an opportunity for a quality mixed use project that would fulfill numerous goals of the Central Community Master Plan and insert vibrancy and value to this section of the neighborhood. Furthermore, this would enable more financial means for greater preservation efforts and upkeep to the existing contributing duplex. We hope these arguments are helpful to you as you consider this request. We certainly are dedicated to this potential opportunity and are excited to contribute to this fine community. The Central Community Master Plan recognizes that the City is a “living organism”, subject to growth and change. The intent of the Master Plan is to *ensure change occurs in response to the needs of, and in the best interest of, the residents of the Central Community*. We believe this request is in the best interest of the community and it is our goal to see it through.

Your time and attention to this request is certainly appreciated. Please feel free to contact us with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Kristen Clifford".

Kristen Clifford

Project Planner

November 24, 2014

Dear Members of the Salt Lake City Planning Commission:

We request your consideration of a zone change for two properties located at 563 and 567 East 600 South. The overall objective is to demolish the existing convenience store (located at 567 E) and construct a small-scale mixed-use building. The new building would contain one ground-floor commercial space with three dwellings above. Our goal is to provide a quality project that will contribute to the surrounding neighborhood and offer new housing options in close proximity to transit and existing commercial amenities, such as Trolley Square. We intend to meet and respect the preservation standards of the Central City Historic District and will provide a design that is compatible with the surrounding historic fabric of the 600 South corridor.

PROJECT SUMMARY

Current Zoning/Future Land Use

563 E : RMF-35 (Moderate Density Multi-family Res) / Medium Density Res (15-30 u/ac)

567 E : CN (Commercial Neighborhood) / Medium Res Mixed Use (10-50 u/ac)

Proposed Zoning/Future Land Use

563 E : MU (Mixed Use) / Medium Res Mixed Use

567 E : MU / No proposed change

Current Lot Size

563 E : 0.16 ac

567 E : 0.06 ac

COMBINED LOT SIZE: 0.22 ac

Existing Conditions:

563 E : Contains an existing duplex ("contributing" to the Historic District). The duplex is approximately 110' setback from the front property line. The lot contains a commercial parking lot in the front that is used (and required) for the convenience store to the east (567 E). Duplex is proposed to remain.

567 E : Contains an existing convenience store ("non-contributing/ineligible" to the Historic District). Proposed to be demolished.

Proposed Mixed Use Building (pending approval)*

- Approximately 2,000 sf building footprint
- Ground-floor street-facing commercial space, with three (3) dwellings above
- Outdoor front patio/Pedestrian oriented design (commercial use)
- Density proposed: 22 u/ac
- High-quality and unique residential units with balcony and rooftop garden space
- Min height proposed: 2 stories
- Max height proposed: 3 stories (upper stories step back from front plane)

***Subject to change at design review with Historic Landmark Commission**

ZONE CHANGE

This request is for the properties at 563 East and 567 East 600 South to have a new zoning designation of Mixed Use (MU). We feel this change is supported in Salt Lake City's current planning documents, as it would facilitate a project that would cater to the surrounding neighborhood and contribute to the desired variety of housing options within the Central Community. Furthermore, the density of the proposed project (22 u/ac) falls well within the density ranges outlined in the current master plan. We feel the MU zone can offer a unique and positive opportunity for the subject property to better contribute to the surrounding neighborhood and will enhance the overall street presence of the 600 South corridor.

MIXED USE ZONE

The purpose of the MU 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 subject property is both located and used in a unique manner. Although not reflected on the current zoning map, both properties function as a mix of residential and commercial uses. The properties to the east are primarily commercial, while the properties to the west are primarily residential. A variety of housing types are well established throughout the area. A small-scaled mixed use building at this location would not only physically act as a smooth transition between structure types, but also functionally.

- ***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.*** If approved, the commercial impact of the proposed project would be minimal, especially compared to the current impact of the existing convenience store. Our intent is to provide one (ground-floor) tenant space that is neighborhood-serving and pedestrian-oriented.
- ***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 subject property is located in a prime location that caters to all modes of transportation, especially with the future bicycle improvements along 600 East. Our intent is to capitalize on its close proximity to transit, bicycle, and pedestrian facilities, and the design of the project will reflect this intent.

Although the MU ordinance may allow higher heights and density than we intend to establish with the proposed project, we would like to reassure you that height and density will be greatly dictated by the combined lot size (0.22 ac), parking, landscaping and setback requirements. Furthermore, design will be reviewed by the Historic Landmark Commission, ensuring an appropriate design that respects the historic character of the Central City Historic District. We intend to meet all aspects of the historic preservation standards, and we embrace the opportunity of being located within the historic district.

CONCLUSION

The current state of the subject property is in disrepair and the building and parking lot layout do not follow sound urban design philosophies. The use of the subject property is nonconforming to current zoning. The residential presence of the duplex is muted by the commercial parking lot in front.

The commercial “impact” already exists on the subject property and the proposed amendment would only benefit the surrounding neighborhood by providing neighborhood oriented commercial service and high-quality living space. Due to the current zoning and future land use designation, as well as the nonconforming status, change cannot occur on the subject property. The convenience store is not contributing to the historic district and is in a blighted state. The existing parking lot does not contribute to the historic value of the property and is actually a disservice to the design and character of the neighborhood. A master plan amendment and zone change would offer an opportunity for a quality mixed use project that would fulfill numerous goals of

the Central Community Master Plan and insert vibrancy and value to this section of the neighborhood. Furthermore, this would enable more financial means for greater preservation efforts and upkeep to the existing contributing duplex. We hope these arguments are helpful to you as you consider this request. We certainly are dedicated to this potential opportunity and are excited to contribute to this fine community. The Central Community Master Plan recognizes that the City is a “living organism”, subject to growth and change. The intent of the Master Plan is to *ensure change occurs in response to the needs of, and in the best interest of, the residents of the Central Community*. We believe this request is in the best interest of the community and it is our goal to see it through.

Your time and attention to this request is certainly appreciated. Please feel free to contact us with any questions.

Sincerely,

Kristen Clifford
Project Planner

November 24, 2014

Dear Members of the Salt Lake City Planning Commission:

We request your consideration of a zone change for two properties located at 563 and 567 East 600 South. The overall objective is to demolish the existing convenience store (located at 567 E) and construct a small-scale mixed-use building. The new building would contain one ground-floor commercial space with three dwellings above. Our goal is to provide a quality project that will contribute to the surrounding neighborhood and offer new housing options in close proximity to transit and existing commercial amenities, such as Trolley Square. We intend to meet and respect the preservation standards of the Central City Historic District and will provide a design that is compatible with the surrounding historic fabric of the 600 South corridor.

PROJECT SUMMARY

Current Zoning/Future Land Use

563 E : RMF-35 (Moderate Density Multi-family Res) / Medium Density Res (15-30 u/ac)

567 E : CN (Commercial Neighborhood) / Medium Res Mixed Use (10-50 u/ac)

Proposed Zoning/Future Land Use

563 E : MU (Mixed Use) / Medium Res Mixed Use

567 E : MU / No proposed change

Current Lot Size

563 E : 0.16 ac

567 E : 0.06 ac

COMBINED LOT SIZE: 0.22 ac

Existing Conditions:

563 E : Contains an existing duplex ("contributing" to the Historic District). The duplex is approximately 110' setback from the front property line. The lot contains a commercial parking lot in the front that is used (and required) for the convenience store to the east (567 E). Duplex is proposed to remain.

567 E : Contains an existing convenience store ("non-contributing/ineligible" to the Historic District). Proposed to be demolished.

Proposed Mixed Use Building (pending approval)*

- Approximately 2,000 sf building footprint
- Ground-floor street-facing commercial space, with three (3) dwellings above
- Outdoor front patio/Pedestrian oriented design (commercial use)
- Density proposed: 22 u/ac
- High-quality and unique residential units with balcony and rooftop garden space
- Min height proposed: 2 stories
- Max height proposed: 3 stories (upper stories step back from front plane)

***Subject to change at design review with Historic Landmark Commission**

ZONE CHANGE

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MIXED USE ZONE

The purpose of the MU 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 subject property is both located and used in a unique manner. Although not reflected on the current zoning map, both properties function as a mix of residential and commercial uses. The properties to the east are primarily commercial, while the properties to the west are primarily residential. A variety of housing types are well established throughout the area. A small-scaled mixed use building at this location would not only physically act as a smooth transition between structure types, but also functionally.

- ***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.*** If approved, the commercial impact of the proposed project would be minimal, especially compared to the current impact of the existing convenience store. Our intent is to provide one (ground-floor) tenant space that is neighborhood-serving and pedestrian-oriented.
- ***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 subject property is located in a prime location that caters to all modes of transportation, especially with the future bicycle improvements along 600 East. Our intent is to capitalize on its close proximity to transit, bicycle, and pedestrian facilities, and the design of the project will reflect this intent.

Although the MU ordinance may allow higher heights and density than we intend to establish with the proposed project, we would like to reassure you that height and density will be greatly dictated by the combined lot size (0.22 ac), parking, landscaping and setback requirements. Furthermore, design will be reviewed by the Historic Landmark Commission, ensuring an appropriate design that respects the historic character of the Central City Historic District. We intend to meet all aspects of the historic preservation standards, and we embrace the opportunity of being located within the historic district.

CONCLUSION

The current state of the subject property is in disrepair and the building and parking lot layout do not follow sound urban design philosophies. The use of the subject property is nonconforming to current zoning. The residential presence of the duplex is muted by the commercial parking lot in front.

The commercial “impact” already exists on the subject property and the proposed amendment would only benefit the surrounding neighborhood by providing neighborhood oriented commercial service and high-quality living space. Due to the current zoning and future land use designation, as well as the nonconforming status, change cannot occur on the subject property. The convenience store is not contributing to the historic district and is in a blighted state. The existing parking lot does not contribute to the historic value of the property and is actually a disservice to the design and character of the neighborhood. A master plan amendment and zone change would offer an opportunity for a quality mixed use project that would fulfill numerous goals of

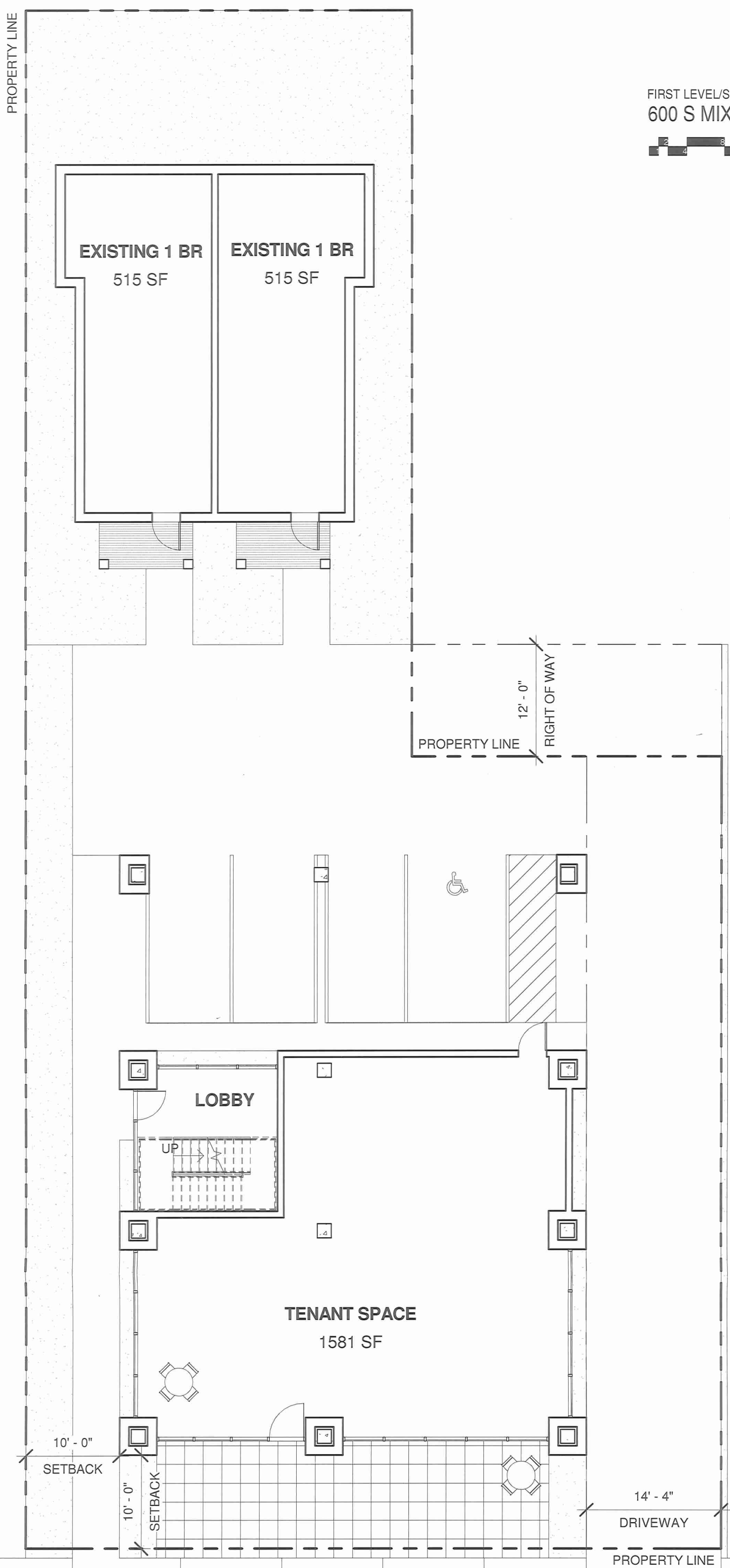
the Central Community Master Plan and insert vibrancy and value to this section of the neighborhood. Furthermore, this would enable more financial means for greater preservation efforts and upkeep to the existing contributing duplex. We hope these arguments are helpful to you as you consider this request. We certainly are dedicated to this potential opportunity and are excited to contribute to this fine community. The Central Community Master Plan recognizes that the City is a “living organism”, subject to growth and change. The intent of the Master Plan is to *ensure change occurs in response to the needs of, and in the best interest of, the residents of the Central Community*. We believe this request is in the best interest of the community and it is our goal to see it through.

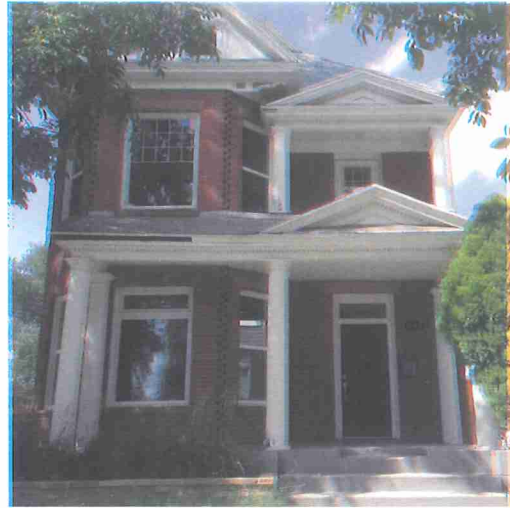
Your time and attention to this request is certainly appreciated. Please feel free to contact us with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Kristen Clifford". The signature is written in dark ink and is positioned above the printed name and title.

Kristen Clifford
Project Planner





ATTACHMENT D: EXISTING CONDITIONS & PROPOSED STANDARDS

Uses in the Immediate Vicinity of the Property

To the west of the parcels proposed for rezone are single-family and multi-family dwellings, which are zoned RMF-35. Commercial/office and residential buildings occupy the area to the east and north, which are zoned CN. To the south, across the street, there are single-family and multi-family homes, which are zoned RMF-30. Please see the vicinity map in Attachment A for reference.

Current RMF-35 and CN Zoning Standards

The properties proposed for rezoning are currently zoned RMF-35, Moderate Density Multi-Family Residential, and CN, Neighborhood Commercial. The following table provides the yard and bulk requirements for the RMF-35 and CN zoning districts.

RMF-35 Development Standards (21A.24.130)							
LOT WIDTH	LOT AREA	FRONT YARD	REAR YARD	SIDE YARDS	HEIGHT	LOT COVERAGE	LANDSCAPE YARDS
50' min	7,000 sq ft min	20'	25% of the lot depth, but not less than 20' and need not exceed 25'	4'/10' min	35' max	40% max	Front and corner side yards; for interior multi-family lots, one of the interior side yards shall be landscaped

CN Development Standards (21A.26.020)							
LOT WIDTH	LOT AREA	FRONT YARD	REAR YARD	SIDE YARDS	HEIGHT	LOT COVERAGE	LANDSCAPE YARDS
None	None	15'	10'	None	25' max	None	Front and corner side yards shall be maintained as landscape yards

Proposed MU Zoning Standards

The developer is proposing to rezone the subject properties to MU, Mixed Use. The development standards for that zone, including yard and bulk requirements, as well as a list of permitted and conditional uses are located on the following pages.

MU Development Standards (21A.32.130) for a Mixed Use Building or Multifamily Development; standards may be different for other development types

LOT WIDTH	LOT AREA	FRONT YARD	REAR YARD	SIDE YARDS	HEIGHT	LOT COVERAGE	LANDSCAPE YARDS
None	None	10' Min	Twenty five percent (25%) of the lot depth, but need not exceed thirty feet (30'), however, if one hundred percent (100%) of the off street parking is provided within the principal building and/or underground, the minimum required rear yard shall be fifteen feet (15').	10'	45' max	None	All front and corner side yards shall be maintained as landscape yards. Where a nonresidential or mixed use lot abuts a residential or vacant lot within the MU mixed use district or any residential district, a ten foot (10') landscape buffer shall be provided subject to the improvement requirements of subsection 21A.48.080D of this title.

MU Permitted and Conditional Uses (21A.33.070)

PERMITTED USES	CONDITIONAL USES
<ul style="list-style-type: none"> • Accessory use, except those that are otherwise specifically regulated elsewhere in this title • Adaptive reuse of a landmark site • Veterinary office • Art Gallery • Bed and Breakfast • Bed and Breakfast Inn • Bed and Breakfast Manor • Clinic (medical, dental) • Community Garden • Daycare center, adult • Daycare center, child • Dental laboratory/research facility • Dwelling Units: <ul style="list-style-type: none"> ○ Assisted living facility ○ Congregate care facility ○ Group home(small) ○ Multi-family ○ Resident healthcare facility ○ Residential substance abuse treatment home (small) ○ Rooming (boarding) house ○ Single-family (attached) ○ Single-family (detached) ○ Transitional victim home (small) ○ Twin home and two-family 	<ul style="list-style-type: none"> • Brewpub (2,500 square feet or less in floor area) • Dining Club (2,500 square feet or less in floor area) • Social Club (2,500 square feet or less in floor area) • Tavern (2,500 square feet or less in floor area) • Group home (large) • Residential substance abuse treatment home (large) • Transitional victim home (large) • Government facility • Government facility requiring special design features for security purposes • Municipal services uses, including city utility uses and police and fire stations • Offsite parking • Research and development facility • Seminary and religious institute • Theater, live performance • Theater, movie

<ul style="list-style-type: none"> • Eleemosynary facilities • Farm stand, seasonal • Financial institution • Government office • Hotel/motel • Library • Meeting hall of membership organization • Mixed use development • Mobile food business • Museum • Nursing care facility • Office • Open space • Park • Park and ride lot shared with existing use • Performing arts production facility • Philanthropic use • Place of worship • Reception Center • Recreation (indoor) • Research facility (medical) • Restaurant • Restaurant with drive through facility • Retail goods establishment • Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees • Music Conservatory School • Studio, art • Utility, building or structure • Utility, transmission wire, line, pipe or pole • Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate) 	
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ATTACHMENT E: ANALYSIS OF STANDARDS

ZONING MAP AMENDMENTS

21A.50.050: 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. In making a decision to amend the zoning map, the City Council should consider the following:

Factor	Finding	Rationale
<p>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;</p>	<p>Consistent with general goals and policies, but requires amendment to the future land use map of the <i>Central Community Master Plan</i>, which is part of this proposal.</p>	<p>Please see the “Discussion” section on pages 3-6 regarding applicable master plan policies. As discussed, staff finds that the zoning amendment is consistent with the general policies of the <i>Central Community Master Plan</i>.</p> <p>The Master Plan defines a “Medium Density Residential Mixed Use” as the following: <i>This land use designation allows integration of medium-density residential and small business uses at ground floor levels. The intent is to increase population density to support neighborhood business uses, provide more housing units, and expand the use of common public facilities such as open space, libraries, schools, and mass transit.</i></p> <p><i>Medium-density mixed use areas are neighborhoods that provide mixed uses, stand alone commercial land uses and stand alone residential land uses.</i></p> <p>The proposed MU zone that fits within these parameters. These standards are meant to ensure compatible development with adjacent residential land uses. The focus of the MU zone is to encourage mixed use development that are compatible in design and use within residential neighborhoods. As such, the proposed Medium Density Residential Mixed Use designation is compatible with the proposed MU zoning district.</p>
<p>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</p>	<p>Complies</p>	<p>The MU purpose statement is as follows: <i>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</i></p>

		<p><i>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 shall be 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 as set forth in this section. 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.</i></p> <p>In compliance with this purpose statement, the property is located adjacent to a residential and small scale commercial uses and would closely integrate with the predominantly residential neighborhood. The location of the proposal is compliant with the purpose statement of the zone.</p>
<p>3. The extent to which a proposed map amendment will affect adjacent properties;</p>	<p>Some noise and view impacts may occur with new development, but existing and required additional buffering are expected to minimize any negative impacts. The potential height of new development may be a concern, but the historic preservation overlay will help ensure that future developments are compatible with the surrounding buildings and the historic character of the neighborhood.</p>	<p>As discussed in the issue section on page 3 of the staff report, the amendment could result in some potential impacts to adjacent properties from resulting development. The presence of commercial uses next to residential may bring about noise concerns. The subject parcels are relatively small (.22 acres total) and currently contain a residential use and a commercial use, which is not dissimilar to a potential development that could occur in a mixed use zone. Additionally, the required landscape buffering that is needed next to residential properties may help mitigate potential noise problems.</p> <p>The maximum 45' height of the MU zone may be an issue as there is a 10 to 20 feet height difference in this zone compared to the existing CN and RMF-35 zones. However, the properties lie within the H Historic Preservation overlay which will ensure that the design of new developments is compatible with the historic character of the neighborhood. The Historic Landmark Commission ensures that the height is compatible with neighboring structures.</p>

<p>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards</p>	<p>Complies</p>	<p>The properties are located within the Central City local historic district and the H Historic Preservation Overlay regulations apply additional standards. The purpose statement of the historic preservation overlay district states:</p> <p><i>In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H historic preservation overlay district is to:</i></p> <ol style="list-style-type: none"> <i>1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;</i> <i>2. Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;</i> <i>3. Abate the destruction and demolition of historic structures;</i> <i>4. Implement adopted plans of the city related to historic preservation;</i> <i>5. Foster civic pride in the history of Salt Lake City;</i> <i>6. Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;</i> <i>7. Foster economic development consistent with historic preservation; and</i> <i>8. Encourage social, economic and environmental sustainability.</i> <p>The Central City historic overlay will ensure that development within this area will be compatible with the historic character of the neighborhood and surrounding buildings.</p>
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<p>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.</p>	<p>Complies</p>	<p>The subject property is located within a built environment where public facilities and services already exist. The subject parcels are minimal in size (.22 acres total) and any development within these properties is not expected to significantly increase utility service requirements.</p> <p>City departments and division have not indicated that public facilities or services are inadequate to serve the subject property.</p>
<p>NOTES:</p>		

ATTACHMENT F: PUBLIC PROCESS & COMMENTS

Notice of Application:

A notice of application was e-mailed to the Central City Neighborhood Council chairperson on December 4, 2014. The Community Council was given 45 days to respond with any concerns and to request that the applicant meet with them. This 45 day period ended in January 20, 2015. No comments were received.

Notice of the public hearing for the proposal included:

Public hearing notice mailed on February 12, 2015.

Public hearing notice posted on February 12, 2015.

Public notice posted on City and State websites and Planning Division list serve on February 12, 2015.

Public Input:

No public comments received as of staff report publication.

ATTACHMENT G: DEPARTMENT REVIEW COMMENTS

Department Review Comments

Engineering

No objections.

Zoning

No comments.

Transportation

The proposed change from the CN and RMF-35 zone to the MU zone does not affect a major change to the parking requirements as noted in section 21A.44 And the development change in density generation does not present an issue to the existing status of the 600 South "Special Collector" class roadway. As Noted in the Project Description the required parking, open space, etc will dictate the overall development scale in compliance with City regulations.

Public Utilities

We have no comment on the proposed rezone application. Actual changes to the properties, including demo and rebuild, will be handled through the typical permitting processes.

Fire

No comments.

Police

No Comments.

Parks

No comments.

ATTACHMENT H: MOTIONS

Potential Motions

Staff Recommendation:

Based on the findings listed in the staff report and the testimony and plans presented, I move that the Planning Commission transmit a positive recommendation to the City Council for the proposed zoning map and master plan amendment.

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 for the proposed zoning map and master plan amendment.

(The Planning Commission shall make findings on the Zoning Amendment standards and specifically state which standard or standards are not being complied with. Please see Attachment E for applicable standards.)