



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: Lex Traughber, Senior Planner
(801) 535-6184
lex.traughber@slcgov.com
Date: March 9, 2016
Re: PLNPCM2016-00031 – Trolley Square Ventures Zoning Map Amendment

Zoning Map Amendment

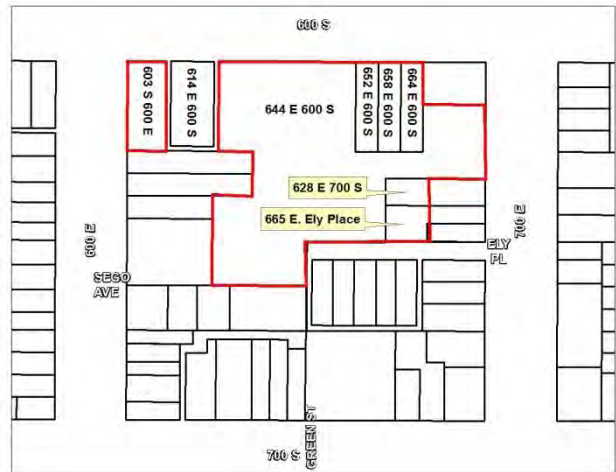
PROPERTY ADDRESSES AND ZONING DISTRICTS:

- 603 S 600 E (Parcel #16-06-481-001) zoned RMF-30 (Low Density Multi-Family Residential District)
- 644 E 600 S (Parcel #16-06-481-019) zoned RMF-45 (Mod/High Density Multi-Family Residential District)
- 652 E 600 S (Parcel #16-05-353-001) zoned RMF-45 (Mod/High Density Multi-Family Residential District)
- 658 E 600 S (Parcel #16-05-353-002) zoned RMF-45 (Mod/High Density Multi-Family Residential District)
- 664 E 600 S (Parcel #16-05-353-003) zoned RMF-45 (Mod/High Density Multi-Family Residential District)
- 628 S 700 E (Parcel #16-05-353-016) zoned RMF-30 (Low Density Multi-Family Residential District)
- 665 E. Ely Place (Parcel #16-05-353-014) zoned SR-3 (Special Development Pattern Residential District)

- All properties are also in the H – Historic Preservation Overlay District.



Vicinity Map



Address Map

MASTER PLAN: Central Community Plan – Medium and Low Residential/Mixed-Use

REQUEST: A request by Douglas White, representing the property owner, Trolley Square Ventures, LLC, to amend the zoning map for the above referenced seven properties. The subject parcels are currently zoned RMF-45 (Moderate/High Density Multi-Family Residential District), RMF-30 (Low Density Multi-Family Residential District) and SR-3 (Special Development Pattern Residential District). Please see the attached vicinity map

(Exhibit A). The applicant is requesting that the properties be rezoned to FB-UN2 (Form Based Urban Neighborhood District) with the intent to redevelop the site in the future as a mixed-use (residential & commercial) development. At present, there is no specific development proposed that is associated with this map amendment request.

For this type of application the Planning Commission is required to hold a public hearing and forward a recommendation to the City Council.

RECOMMENDATION: Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the rezone of the following properties to FB-UN2:

644 E 600 S (Parcel #16-06-481-019)
652 E 600 S (Parcel #16-05-353-001)
658 E 600 S (Parcel #16-05-353-002)
664 E 600 S (Parcel #16-05-353-003)
628 S 700 E (Parcel #16-05-353-016)
665 E. Ely Place (Parcel #16-05-353-014)

Further, Planning Staff recommends that the Planning Commission forward a recommendation to the City Council that the property located at 603 S 600 E (Parcel #16-06-481-001) remain zoned as RMF-30 (Low Density Multi-Family Residential District).

MOTION: Based on the analysis and 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 amendment to FB-UN2 (Form Based Urban Neighborhood District) for the following parcels:

644 E 600 S (Parcel #16-06-481-019)
652 E 600 S (Parcel #16-05-353-001)
658 E 600 S (Parcel #16-05-353-002)
664 E 600 S (Parcel #16-05-353-003)
628 S 700 E (Parcel #16-05-353-016)
665 E. Ely Place (Parcel #16-05-353-014)

With the exception of the property located at 603 S 600 E (Parcel #16-06-481-001) which shall remain zoned as RMF-30 (Low Density Multi-Family Residential District).

ATTACHMENTS:

- A.** Vicinity Map
- B.** Master Plan & Zoning Discussion
- C.** Applicant Information
- D.** Analysis of Standards
- E.** Public Process and Comments
- F.** City Department/Division Comments
- G.** Motions

KEY ISSUES:

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

Issue 1: The redevelopment of the subject property is a multi-step and complex project. The rezone of the property is only the first step in the overall redevelopment.

The rezone request is the first of a series of applications that would need to be filed for City consideration. The subject properties are located in the Central City Local Historic District and as such are subject to the standards of the H – Historic Preservation Overlay Zone. Any new construction on the subject property would require the approval of the Historic Landmark Commission. The applicant has also indicated to City Staff that they would like to demolish and/or relocate four contributing structures on the subject property which would require the approval of the Historic Landmark Commission. Subdivision approvals may need to be pursued to adjust/consolidate property boundaries. Planned Development approval is also certainly in the realm of possibilities depending on the design of new construction.

In short, Planning Staff asserts that it is in the best interest of the City that the subject property be redeveloped in whole or in part as noted by Planning Staff. The rezone request is only the first step in a multi-step series of necessary approvals from the City.

Issue 2: The subject property is currently zoned as RMF-30, RMF-45, and SR-3. These zones will not accommodate the type of development desired by the property owner or as envisioned in the Central Community Master Plan.

The subject property is currently zoned as a mix of single and multifamily zoning districts. None of these current zoning districts allow for mixed-use or commercial development. The applicant has submitted a request for the property be rezoned so that it could be developed as a mixed-use project to include residential and commercial uses. The property owner has indicated that it would be desirable to develop a boutique hotel on the property as well. The FB-UN2 zone allows for such use. Planning Staff supports the redevelopment of the property as a mixed-use development, and notes that the FB-UN2 zone can accommodate all of the uses that the property owner has in mind. Further, the redevelopment of this particular and surrounding properties is a specific goal that is outlined in the Central Community Master Plan. A detailed discussion of the Master Plan is attached (Exhibit B).

Issue 3: Why the FB-UN2 Zone and why would it be appropriate?

The purpose of the FB-UN form based urban neighborhood district is to create an urban neighborhood that provides the following:

1. Options for housing types;
2. Options in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located near mass transit;
3. Transportation options;
4. Access to employment opportunities within walking distance or close to mass transit;
5. Appropriately scaled buildings that respect the existing character of the neighborhood;
6. Safe, accessible, and interconnected networks for people to move around in; and
7. Increased desirability as a place to work, live, play, and invest through higher quality form and design.

Future development of the subject property has the potential to meet all of these criteria, and therefore could create a desirable urban neighborhood and a positive amenity for the greater area. A thoughtfully designed mixed-use development of residential and commercial uses can provide options for housing types, options for shopping, dining, employment opportunities, and fulfilling daily needs within walking distance to mass transit. Future development will need to be appropriately scaled to respect the character of the existing neighborhood. This would be specifically addressed by the Historic Landmark Commission through approvals for new construction. Future development could also certainly contribute to the area by providing safe, accessible, and interconnected urban networks for people.

The FB-UN zones are located in areas of the City that are close to mass transit and more specifically to Trax stations. Planning Staff notes that the Trolley Square Trax Station is located within close proximity, 2 blocks to the north of the subject property on 400 South. The proximity of the Trax station is a primary reason that the FB-UN2 zone is appropriate as proposed.

The significant difference between the FB-UN2 zone and the current zoning designations is primarily a matter of required setbacks. The FB-UN2 Zone essentially has no required front/corner, interior side or rear yard setbacks for multifamily or mixed-use development. The RMF-45 zone, which constitutes the majority of the subject property, requires a front yard setback of up to 25 feet, a corner side yard setback of 20 feet, an interior yard setback of 8 feet, and a maximum rear yard of 30 feet. Given the size and configuration of the subject property, these setback requirements could prove difficult to apply. In some areas of the subject property, such as along 600 South, a minimal or no setback may be appropriate. In areas where the subject property abuts single or other multifamily development, a setback would be necessary. While the FB-UN2 zone does allow for total flexibility in terms of setbacks, it is essential to note that once again, new construction will be reviewed by the Historic Landmark Commission. The HLC has the ability to modify and or/require additional setbacks to meet historic district compatibility standards.

In terms of building height, it is interesting to note the building height limits allowed under the current zoning district; the maximum building height in the RMF-30 is 30 feet, the maximum allowed in the RMF-45 is 45, feet and the maximum allowed in the SR-3 is 28 feet. The FB-UN2 Zone allows for building height up to 50 feet. Noting that the majority of the subject property is zoned RMF-45, the difference in the maximum building height allowed currently and the maximum building height in the proposed zone is 5 feet. In addition, under the standards for Planned Development, an applicant can request an additional 5 feet in the RMF zones, which would potentially put the building height at 50 feet for the RMF-45 zone. Again, The HLC has the ability to modify building height to meet historic district compatibility standards.

There are certainly other zoning designations besides the FB-UN2 zone that may accommodate future development given the mix of uses. Several of the commercial zones (CB – Community Business, CC – Commercial Corridor, or GC – General Commercial) or the MU – Mixed Use zone may be appropriate, but with each of these zones there are considerations of setbacks and building heights similar to those that are associated with the current zones on the subject property.

To summarize, the FB-UN2 zone is appropriate at this location because there is the potential to realize all of the criteria specifically envisioned for creating an attractive urban neighborhood. It allows for the mix of uses desired by the property owner, allows for future development flexibility, promotes create solutions in design, and most importantly is located within close proximity to mass transit. The request for a rezone to FB-UN2 is also consistent with Central Community Master Plan policy.

Issue 4: All of the properties proposed for rezoning are subject to the standards of the H – Historic Preservation Overlay Zone.

It is essential to note that the property under discussion is located in the Central City Historic District and is therefore subject to the development standards of the H – Historic Preservation Overlay District. These standards are designed to realize future development that is compatible with the surrounding neighborhood and sensitive to the preservation of historic neighborhood resources. These standards take precedence over the base zone. This is important when considering future development because the H – Historic Preservation Overlay District outlines standards for new development that requires compatibility with surrounding structures and streetscapes. Of particular importance is building height. While the proposed FB-UN2 zone allows for structure up to 50 feet in height, the application of the H – Historic Preservation Overlay District may in fact limit building height in order to achieve compatibility with surrounding structure and streetscapes.

While the subject property fronts on 600 South and is adjacent to the Trolley Square shopping complex, it is also adjacent to less intense residential development existing on 700 East and Ely Place. The mass and scale of surrounding development varies widely. Future development of the subject property will need to be sensitive to

this surrounding mass and scale, and will need to be particularly sensitive in terms of building height and setbacks.

Future development on the subject site will fall under the purview of the Historic Landmark Commission. Development standards for new construction will certainly be applicable once the owner/applicant has specific development plans. Standards for the relocation of contributing structure and/or demolition of contributing structures may also come into play in future site development.

Issue 5: Parking

The majority of the property in questions is currently utilized as a parking lot. The purpose of this lot is to serve **the Trolley Square shopping complex**. It is Planning Staff's understanding that that a portion of this parking is allocated to certain tenants at Trolley Square and will need to be maintained to fulfill obligations. Planning Staff notes that off-site parking is a use that is allowed in the FB-UN2 zone if there is a principle building located on the same property. In other words, if the subject property is redeveloped, parking located on this property can be used to serve the Trolley Square shopping complex.

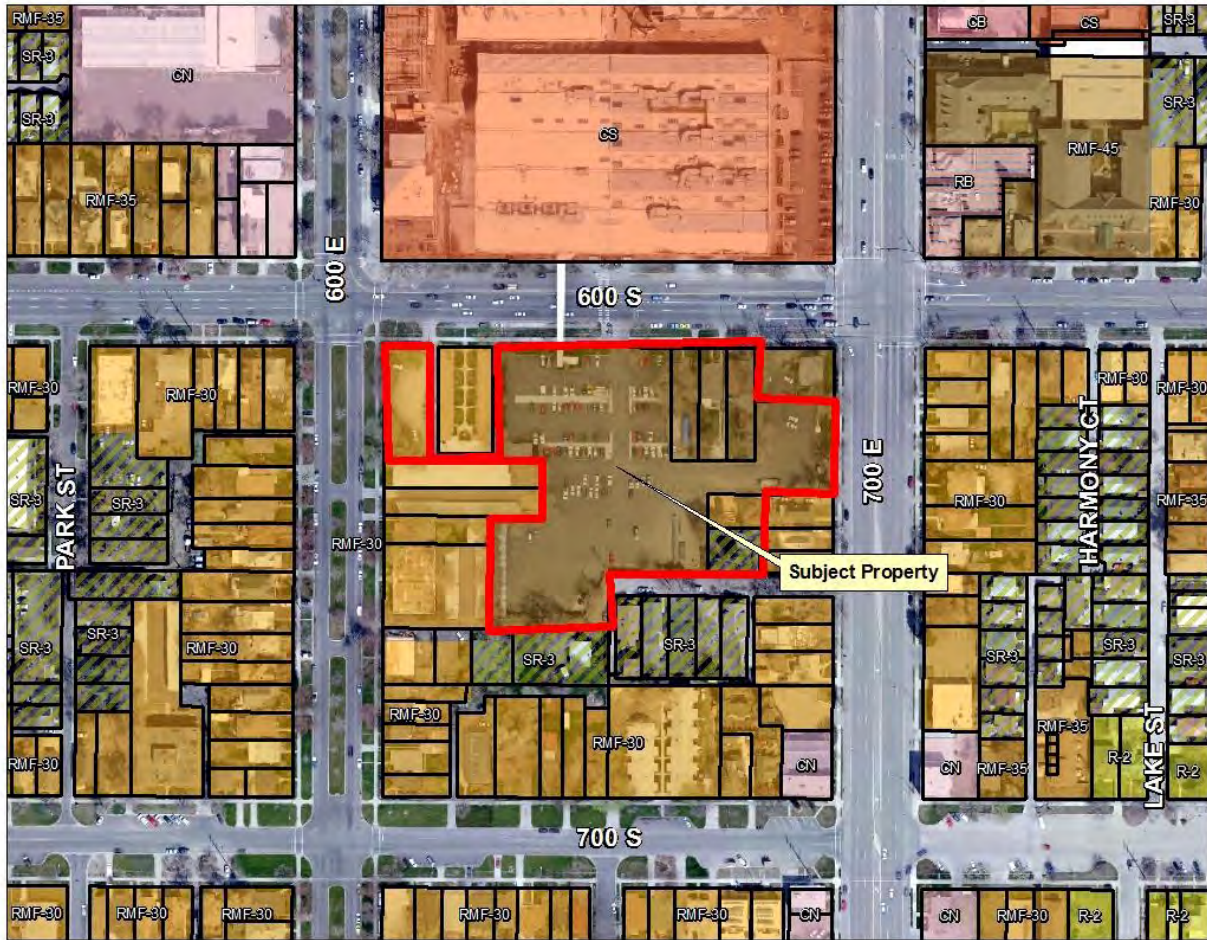
Issue 6: The applicant has requested to rezone seven parcels of property to the FB-UN2 zoning designation. Planning staff supports this request with the exception of the parcel located at 603 S 600 E (Parcel #16-06-481-001).

By way of history, when the Planning Division held discussions regarding the development of the Trolley properties with the applicant, the property located at 614 E 600 S was identified by the applicant as a parcel to be included in their overall development plan. Now that this property is not part of **the applicant's** overall vision, the property at 603 S 600 E (located on the corner of 600 E and 600 S) is not contiguous to the larger development parcel, is an outlier to the larger development, and therefore the consideration of a rezone for this parcel has changed. Because the streetscape along 600 S will be interrupted by the motel/apartment building, the 603 S 600 E property is on its own and should be redeveloped in a manner that is compatible with adjacent land uses and adjacent building scale and mass. A rezone of this property to the FB-UN2 could result in a development that is incompatible with adjacent property, not only in terms of mass and scale but also in terms of land use. It is Planning Staff's opinion that the FB-UN2 zone is not appropriate for the property located at 603 S 600 E. This property should be zoned for multifamily or single family development, consistent with the existing development along 600 East to the south of 600 South.

NEXT STEPS:

With a recommendation of approval or denial of the proposed amendment zoning for this property, the proposal will be sent to the City Council for a final decision.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: MASTER PLAN & ZONING DISCUSSION

Adopted Master Plans and City Policies

Central Community Master Plan Policy

The Central Community Master Plan identifies the subject property as part of the Trolley Station Area for its proximity to TRAX.

The Trolley Station is defined as an Urban Neighborhood Station Area. Urban Neighborhoods are places that have an established development pattern that contain a mix of uses and can support an increase in residential density and supporting commercial activities. New development generally occurs as infill, occurring on undeveloped or underutilized properties. A compact development pattern is desired in order to focus new growth at the station and respect the existing scale and intensity of the surrounding neighborhood. The highest residential density and intensity of commercial land use occurs closest to the transit station and are scaled down the further one moves from the station.

The station area is comprised of core and transition areas. The purpose of creating the different areas is to recognize the scale and nature of existing development patterns and identify the appropriate locations for growth. The general concept is that bigger buildings with the most dwelling units and a higher intensity level of commercial space should be located closest to the station in the core. The transition area reduces the scale, mass and intensity of new development as it moves away from the core area.

Trolley Station is a unique Transit Station Area because it is located within the Central City Historic District. The Central City Historic District is centered on the 600 East landscaped medians, which are a character defining feature of the historic district. The policy of the Trolley Station Area is to prohibit further dissection of the 600 East medians for vehicular traffic and to maintain the historical 15 foot landscaped setback of building along 600 East.

Trolley Station Area Goal:

Identify zoning solutions for the block faces across from Trolley Square on 600 East and 600 South. The focus should be to encourage development on vacant parcels, increase residential density and promote the preservation and adaptive reuse of contributing structures. The surface parking lot south of Trolley Square should be rezoned to allow Trolley Square to building a parking structure, retain the historic structures fronting on 600 South and build housing.

Staff Analysis: Planning staff was asked to recommend zones that may accommodate the redevelopment of the Trolley Square property. Due to the mix of uses proposed by the applicant; commercial, residential, and a boutique hotel component, as well as the proximity to the Trolley Square Trax station, the FB-UB2 Zone was identified as a potential zone for the owner/developer. This zone was also identified as it allows flexibility for future development. Because the Central Community Master Plan specifically outlines the above referenced **goal for the subject property, Planning Staff supports, in part, the rezone of the applicant's property in order to realize future mixed-use development.** Again, Planning Staff does not support the rezone of the 603 S 600 E property due to the isolated nature of this parcel and the surrounding residential development along 600 East. Otherwise, the zoning map amendment request is consistent with Trolley Station area goals as outlined in this plan.

Zoning Ordinance

The Salt Lake City Zoning Ordinance Standards and Purpose Statements include the following language that relates to this request.

21A.27.050: FB-UN1 AND FB-UN2 Form Based Urban Neighborhood District

Purpose Statement: The purpose of the FB-UN form based urban neighborhood district is to create an urban neighborhood that provides the following:

1. Options for housing types;
2. Options in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located near mass transit;
3. Transportation options;
4. Access to employment opportunities within walking distance or close to mass transit;
5. Appropriately scaled buildings that respect the existing character of the neighborhood;
6. Safe, accessible, and interconnected networks for people to move around in; and
7. Increased desirability as a place to work, live, play, and invest through higher quality form and design.

Staff Analysis: As previously discussed in “Key Issues” number 3 above, although there is no specific development proposed at this time, a mixed-use (residential & commercial) development at the subject location could potentially fulfill all of the criteria noted in the purpose statement for the FB-UN2 zone. A request for a rezone for the properties proposed, not including 603 S 600 E, is therefore appropriate as it meets the proposed zoning purpose statement.

21A.34.020 H- Historic Preservation Overlay District

Purpose Statement: 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:

1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;
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;
3. Abate the destruction and demolition of historic structures;
4. Implement adopted plans of the city related to historic preservation;
5. Foster civic pride in the history of Salt Lake City;
6. Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;
7. Foster economic development consistent with historic preservation; and
8. Encourage social, economic and environmental sustainability.

Staff Analysis:

The purpose of the Historic Preservation Overlay District (21A.34.020A.2.) is to allow the development and redevelopment of historic properties with the caveat that any new development would need to be compatible with the existing development. An underlying goal of these provisions is to allow property owners to derive positive economic benefit and enjoyment from their property while balancing these actions and desires with protecting structures and sites that contribute to the unique cultural and historic fabric of the City. This purpose statement was intended to provide a balance between protection and development. While the H-Historic Preservation Overlay District is not directly applicable to the proposed property rezone, it will be critical as any future development plans move forward. Planning Staff wanted to note the importance of the Overlay at this time to put all interested parties on notice that the standards associated with the Overlay will play a significant role in the future development of the subject property.

ATTACHMENT C: APPLICANT INFORMATION



Zoning Amendment

RECEIVED
JAN 20 2016
BY: _____

SALT LAKE CITY PLANNING

Amend the text of the Zoning Ordinance Amend the Zoning Map

OFFICE USE ONLY

Received By: <i>L. Parisi</i>	Date Received: <i>1/13/2016</i>	Project #: <i>PLNPCM2016-00031</i>
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Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):
See Exhibits 1: A, B,C, D, E, F, and G. *644 E. 600 S.*

Name of Applicant: Trolley Square Ventures, LLC	Phone: 801-321-7725
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Address of Applicant:
630 East South Temple Street, Salt Lake City, Utah 84102

E-mail of Applicant: dfwatty@gmail.com	Cell/Fax: 801-819-3606
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Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner: dfwatty@gmail.com	Phone: 801-819-3606
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➔ Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

➔ If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at (801) 535-7700 prior to submitting the application.

REQUIRED FEE

- ➔ Filing fee of \$971. Plus additional fee for mailed public notices.
- ➔ Zoning amendments will be charged \$121 per acre in excess of one acre.
- ➔ Text amendments will be charged \$100 for newspaper notice.

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: Trolley Square Ventures, LLC Larry Shelton, Manager <i>[Signature]</i>	Date: <i>1/12/2016</i>
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ZONING AMENDMENT INDEX

EXHIBIT 1: Property Information

- A 16-06-481-019
- B 16-06-481-001
- C 16-05-353-001
- D 16-05-353-002
- E 16-05-353-003
- F 16-05-353-016
- G 16-05-353-014

EXHIBIT 2: The Purpose of the Requested Amendment

- A Central Community Master Plan

EXHIBIT 3: Property Map (Parcel Numbers, Zone Classification, Size)

EXHIBIT 4: FB-UN2, 21A.27.050, Salt Lake City Ordinance

EXHIBIT 5: Proposed Use of Rezoned Property

EXHIBIT 6: Concept Plans

EXHIBIT 7: Schematic Site Plan for Uses Statistical Summary for Uses

EXHIBIT 8: Why Present Zone is Not Appropriate for Area

- EXHIBIT 1: A Street Address: 644 East 600 South, Salt Lake City, Utah
Parcel Number: 16-06-481-019
- B Street Address: 601 South 600 East, Salt Lake City, Utah
Parcel Number: 16-06-481-001 AKA 603 S 600 E
- C Parcel Number: 652 East 600 South, Salt Lake City, Utah
Street Address: 16-05-353-001
- D Street Address: 658 East 600 South, Salt Lake City, Utah
Parcel Number: 16-05-353-002
- E Street Address: 664 East 600 South, Salt Lake City, Utah
Parcel Number: 16-05-353-003
- F Street Address: 622 South 700 East, Salt Lake City, Utah
Parcel Number: 16-05-353-016 AKA 628 S 700 E
- G Street Address: 632 East 700 South, Salt Lake City, Utah
Parcel Number: 16-05-353-014 Salt Lake City, Utah
AKA 665 E ELY PL

EXHIBIT 1

THE PURPOSE OF THE REQUESTED AMENDMENT

Applicant requests the 3.75 acres set forth in Exhibit 3 be zoned FB-UN2, Form Based Urban Neighborhood, 21A.27.050 Salt Lake City Ordinances. A copy of that zoning ordinance is set forth in Exhibit 4.

The purpose of the proposed amendment to the zoning map is to facilitate the development of the 3.75 acres directly South of the iconic Trolley Square which is located between 600 East and 700 East and 500 South and 600 South in Salt Lake City. See Exhibit 3. Of the existing acreage, 2.78 acres is comprised of older surface parking and is vastly under utilized given the existing commercial and residential community developments already established in the adjoining neighborhoods. Salt Lake City planning officials recognized this reality several years ago when they rezoned the parking lot property RMF-45 property. As a result, today, use of the area for a parking lot exists only as a legal nonconforming use.

In addition to the parking lot area some additional properties must be utilized to provide proper access, sufficient square footage, compatible architectural design, density and height of the necessary buildings. The structures on these properties will need to be demolished or relocated. See Exhibits 1: C, D, E, and G. Two of the four structures are very dilapidated, have not been lived in for decades and cannot be salvaged. See Exhibits 1: C and G. Exhibit 1:F is a vacant lot.

Over the past several years a number of Utah's most experienced community leaders and top real estate developers have been consulted to determine the best use of this property. All are unanimous in their separate and joint insights that the current zones of RMF-45, SR-3 and RMF-30 are inadequate planning tools given the current potential of the 3.75 acres of property.

THE PROPOSED USE OF THE REZONED PROPERTY

It is proposed that the 3.75 acres of property owned by Applicant be rezoned into an FB-UN2 zone. See 21A.27.050, Salt Lake City Ordinance.

The proposed new use of the property would showcase approximately two hundred and ninety five (295) multifamily apartments in five (5) to six (6) buildings complimented by several townhouses, retail space, and an inside parking terrace including underground parking and a boutique hotel comprised of approximately one hundred (100) rooms. Special attention to the architectural design is imperative. It is proposed that the development design incorporate and compliment some of the classic architectural components attributed to Richard K.A. Kleeting (1858-1943) but not replicate the vintage Trolley Square character and feel. See Exhibit 6 which represents some of the initial concept drawings.

This now dilapidated 3.75 acres stands to benefit greatly from new higher density multifamily housing only one block from a TRACKS station on 400 South, and a boutique hotel to serve tourists and guests wanting to lodge away from traditional downtown. The development would also provide needed housing for the University of Utah and support the growing neighborhood businesses between Trolley Square and Sugarhouse and the Salt Lake City community at large.

The specific locations of the proposed uses of the property are set forth in the Schematic Site Plan and Statistical Summary attached hereto as Exhibit 7.

WHY THE PRESENT ZONE IS NOT APPROPRIATE FOR THE AREA

The 3.75 acres, subject to this zoning request, contains three different zoning classifications. They are zones RMF-45, RMF-30 and SR-3. See Exhibit 3.

1. None of these zones permit multifamily apartment buildings in excess of sixty (60) feet.
2. None of these zones permit retail establishments and retail sales.
3. None of these zones permit a hotel.
4. None of these zones allow its residents access to employment opportunities.
5. None of these zones provide shopping, dining, and fulfilling daily needs within walking distances.

The proposed zone, FB-UN2, 21A.27.050, Salt Lake City Ordinances allows all of these uses and building concepts and more. See Exhibit 4.

Applicant believes that given the opportunity to develop his property within the guidelines of FB-UN2 that it will “increase the desirability of the neighborhood as a place to live, work, play and invest through higher quality form and design.”

ATTACHMENT D: ANALYSIS OF STANDARDS

ZONING MAP AMENDMENTS - Standards for General 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
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;	Complies if the property located at 603 S 600 E remains in the RMF-30 Zone.	The proposal appears to comply with the applicable goals, objectives and policies stated in various planning documents as noted previously.
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	Complies if the property located at 603 S 600 E remains in the RMF-30 Zone.	<p>Purpose Statement: The purpose of the FB-UN form based urban neighborhood district is to create an urban neighborhood that provides the following:</p> <ol style="list-style-type: none"> 1. Options for housing types; 2. Options in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located near mass transit; 3. Transportation options; 4. Access to employment opportunities within walking distance or close to mass transit; 5. Appropriately scaled buildings that respect the existing character of the neighborhood; 6. Safe, accessible, and interconnected networks for people to move around in; and 7. Increased desirability as a place to work, live, play, and invest through higher quality form and design. <p>The proposed map amendment, with the exception of the 603 S 600 E property, appears to further the specific purpose statements of the zoning ordinance relating to the FBUN2 Zone as future development will/could fulfill all of these criteria.</p>
3. The extent to which a proposed map amendment will affect adjacent properties;	Complies if the property located at 603 S 600 E remains in the RMF-30 Zone, and future development	Future physical development on the subject site will fall under the purview of the Historic Landmark Commission. Development standards for new construction, relocation of contributing structures, demolition of contributing structures may all come into play in future site development. These standards are designed to realize future

	is approved by the HLC	development that is compatible with the surrounding neighborhood and sensitive to the preservation of historic neighborhood resources. It is Planning Staff's opinion that the proposed zoning map amendment could have a positive impact on adjacent properties with thoughtful future development with an emphasis on historically appropriate and compatible design.
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;	Complies	The subject property is in the H – Historic Preservation Overlay District. One of the purposes of this District is to 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.
5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks & recreational facilities, police & fire protection, schools, stormwater systems, water supplies, and wastewater and refuse collection.	Complies	Adequate facilities exist to serve the existing property according to comments received from the various Department/Division comments received.

ATTACHMENT E: PUBLIC PROCESS AND COMMENTS

Meeting and Notices:

- An Open House held on 2/18/16.
- Mailed notice of the Planning Commission public hearing of was sent on 2/25/16.
- Public notice posted on City and State websites and Planning Division list serve on 2/25/16.
- Public hearing notice was posted on the subject property on 2/26/16.

Zoning map amendments require that both the Planning Commission and the City Council hold public hearings prior to a decision being made.

Public Input:

Planning Staff received written comments from the public which are included here for review. A phone log was also kept and is included.

Traughber, Lex

From: Makayla [makayla@idcutah.com]
Sent: Thursday, March 03, 2016 12:20 PM
To: Traughber, Lex
Subject: Case No. PLNPCM2015-00031

Dear Mr. Traughber,

I am writing to express my support in favor of case number PLNPCM2015-00031 which would rezone the south parking lot of Trolley Square for a housing and retail space. As a tenant of Trolley Square, I believe the refurbishment would greatly increase traffic to the mall while providing convenient housing near the TRAX station and Liberty Park for families. My understanding is that the new development will keep with the character of Trolley Square, further establishing it as a staple of Salt Lake City's history. I strongly support this case and hope to see it realized in the near future. Thank you for your time and consideration of this rezoning request.

Makayla Stowell

Director of Sales and Marketing

Innovative Design Concepts

801-884-9501 Cell

makayla@idcutah.com

Traughber, Lex

From: roberto hernandez [robertocarloshernandez001@gmail.com]
Sent: Wednesday, February 24, 2016 3:28 PM
To: Traughber, Lex
Subject: 630s/700e/84102

To: The Planning Division Community & Economic Development Department.

-Hi Lex just wanted to email you with my best hops for the re-zoning in the trolley square area and hope to have part in the prosperity on a historical part of it, if needed act as a middle man for my parents to sale only if it means a relocation and/or steady job for me and my siblings, is not all about the money but a great friendship, even if my mother does not want to sale at this moment, she is a reasonable woman as well as a business woman; there is always a mutual understanding that can be agreed upon between people of logic. Our best wishes for you plans on hands. Let me know if you need my help in anything be more than glad too.

-Thank you for considering or opinion: -Family Hernandez- & -Roberto C Hernandez-

Traughber, Lex

From: cindy cromer [3cinslc@live.com]
Sent: Sunday, February 21, 2016 8:22 PM
To: Traughber, Lex
Cc: Oktay, Michaela; Leith, Carl; Salazar, Nate; Tarbet, Nick; Stockstill, Libby; Kitchen, Derek; Penfold, Stan
Subject: initial comments on Trolley Square's zoning request

Lex-Thanks for having a handout available at the open house last week for this complex request from Trolley Square Ventures. It has been a useful reference. I am going to provide some initial remarks, ones which I am confident will remain unchanged after I study the FB-UN2 zoning classification.

1. Corner of 600 E and 600 S (currently vacant) The request to rezone this property, long owned by Wally Wright, is completely inappropriate based on the master plan, the historic overlay, and the options available to the current owners. No one has brought forward a proposal to develop this parcel since the Landmarks Commission acquired the authority to reduce setback requirements. In the last several years, we have seen new infill projects in the Capitol Hill, Avenues, and University Historic Districts where the parcel size or shape had previously created obstacles to development. Now that developers can seek reductions through the Landmarks Commission, those parcels are developing. So far the infill has been for single family residences but there is no reason that the reductions could not apply to multiple unit zones. Additionally, I believe that the redevelopment of this parcel could benefit from a density bonus. The petition for such bonuses should be filed within weeks. In short, the most appropriate zone at the corner of 600 E and 600 S is the current one. The corner parcel is not contiguous to the larger property owned by Trolley Square. I urge you to recommend denial of the request as it applies to this parcel.

2. The heights of structures on this entire block are overwhelmingly 1 to 1 1/2 stories. There is one 2-story building on the 600 S frontage. Most of the structures on 700 E are 1 to 1 1/2 stories. There are several 2-story structures facing 700 S, 1 2-story home on Ely Place, and some 2-story structures on 600 E including 2 apartment complexes. I can certainly provide an exact inventory if that would be more convincing. (It would be interesting to generate the average height per unit of residential or office space on the block.)

Overwhelmingly, the entire block has a very low profile.

- a. Because of the frontage on 700 E, a State highway, the owners could consider a CB zone if they are adamant about lodging. The CB zone has had some changes recently. I would need to make sure that the Landmarks Commission could allow some additional height above 30 feet.
- b. The Central City Historic District has long suffered from zoning classifications which were inconsistent with the preservation and protection of its historic resources. Note that I wrote "preservation and protection." It is not reasonable to consider heights in excess of 35 feet next to the Jan Jo Apartments at 614 E 600 S. This issue of the incompatibility between existing zoning and historic preservation was discussed during the drafting of the Preservation Plan as a problem that the City needed to deal with. Certainly, the City should not consider compounding the existing District-wide problem by supporting Trolley's request.
- c. I object strongly to the path that this petition will follow. Regardless of what the Planning Commission recommends and the City Council decides on zoning, the decisions about what this property will look like will be made by the Landmarks Commission...or by a judge in Third District Court. Leaving Landmarks out of all of the conversations about the potential height on this block is only going to create the situation described in (b), an incompatibility between base zoning and preservation/protection of historic resources. I will continue to argue that the Landmarks Commission is set up to be the "fall guy," when other participants in the process say, "Well, Landmarks can deal with whatever happens."

d. There has never, ever been any discussion of the FB-UN2 zone being applied in one of the City's historic districts. Not ever in a public forum, maybe a conversation occurred at the Commission's dinner, off the public record. No one, however, who follows preservation closely in the City would reasonably expect the zone to be applied within an historic district.

e. Finally (for the moment), I want to express my disappointment in developers' desire to further commercialize the block south of Trolley Square. There is a high demand for residences within Central City. Small houses on interior block streets are selling quickly for amounts of money no one would have considered possible a few years ago. There are other places in the City appropriate for lodging; Central City needs more residents.

Please forward these remarks to the petitioner. I have copied staff members in the Administration and City Council, as shown. I also anticipate sending the comments to residents in the immediate neighborhood and the Central City Neighborhood Council.

Sincerely, Cindy Cromer

Mr. Lex Traughber (via e-mail at lex.traughber@slcgov.com)
Senior Planner
Salt Lake City Corporation

Re: Case Number PLNPCM2015-00031

Hi Lex,

Thank you for speaking with me during the February 18, 2016, planning open house. I appreciated your overview of the proposed zoning map amendment for the following seven properties: 644 East 600 South – Parcel #16-06-481-019, 603 South 600 East – Parcel #16-06-481-001, 652 East 600 South – Parcel #16-05-353-001, 658 East 600 South – Parcel #16-05-353-002, 664 East 600 South – Parcel #16-05-353-003, 628 South 700 East – Parcel #16-05-353-016, and 665 East Ely Place – Parcel #16-05-353-014 (collectively the “subject parcels”). I especially appreciated your general insights regarding form-based zoning and the stated purpose and intent of such zoning.

My family and I live very close to the subject parcels in a contributing historic Victorian home built in 1891 located at 543 East 600 South. As we discussed, like many residents in area, we were attracted to the unique combination of a historic neighborhood with great walkability to neighborhood-oriented businesses (e.g., Salt Lake Bagel Project, Beltex Meats) as well as larger community destinations (e.g., Trolley Square, Liberty Park, etc.). The subject parcels, and especially the corner lot, are prominent on our street, and are clearly visible from the front of our home.

In view of the proximity of the subject parcels to our home and the impact it will have to the immediate neighborhood and the Central City Historic District as a whole, I am very interested in ensuring that any zoning amendment for the subject parcels is compatible and complementary with the area. After carefully considering the relevant ordinance relating to FB-UN2 Form Based Urban Neighborhood District zoning reflected in Chapter 21A.27, however, **I firmly believe that the FB-UN2 zone is inappropriate for the subject parcels, and therefore oppose the proposed zoning map amendment.** My specific concerns relating to the proposed zoning map amendment are detailed below.

600 South is a Critical Interface in the Central City Historic District

The Central City Historic District is perhaps the most threatened local historic district in Salt Lake City in terms of demolition of contributing historic resources and historically insensitive new development. Much of the historic integrity of the District has been significantly degraded in the more commercial areas surrounding 400 South and 500 South, the exceptions being the original Trolley Square buildings and only a handful of contributing single and multifamily residential structures and office buildings on the south side of 500 South between 500 East and 600 East.

600 South is a critical interface between the less intact areas of the Historic District and the largely intact residential areas extending towards Liberty Park. Many of the structures fronting 600 South within the District are contributing single family homes. Three of the subject parcels - 652

East 600 South, 658 East 600 South, and 664 South - include historic contributing single family homes, the contributory status of which were specifically discussed and considered during Historic Landmark Commission hearings¹ relating to the recently adopted Central City Historic District Reconnaissance Level Survey (“RLS”) Update. Bordering the subject parcels are also two important historic contributing structures: the Spanish Colonial Revival apartment court at 614 East 600 South - designed by architect A.O. Treganza of the prominent Ware & Treganza architectural firm – and the George T. Spokes House located at 680 East 600 South – designed by David C. Dart and designated as historically “significant” in the Central City RLS.

600 South is also an important interface between larger community-oriented commercial destinations (e.g., Trolley Square, Smiths, Trader Joes, etc.) and more neighborhood and pedestrian-oriented businesses (e.g., Arts of the World Gallery, Salt Lake Bagel Project, Beltex Meats, etc.). Indeed, to my knowledge, all commercial businesses in the Central City Historic District south of 600 South are relatively small in scale, are very neighborhood and pedestrian oriented, and are located in single-story structures, many of which are historically contributing.

In view of the importance of this 600 South interface and the prominence of the subject parcels along the block face, I believe zoning amendments that are not compatible with the current development pattern in terms of both scale and permitted uses should be avoided. Such incompatibility will not only detrimentally impact the immediate area, but also the greater historic neighborhood extending towards Liberty Park through erosion of this critical interface.

The Proposed Zoning Map Amendment Appears to Significantly Increase Permitted Height and Significantly Decrease Required Setbacks

The subject parcels are currently zoned RMF-30, RMF-45 and SR-3. The RMF-30 zone appears to allow for maximum permitted building heights of 30’, minimum front yard setback requirements of 20’, minimum corner side yard setback requirements of 10’, interior side yard setback requirements ranging from 4’-10’ depending on configuration, and no more than a maximum building coverage of 50% of the lot area. The RMF-45 zone appears to allow for maximum permitted building heights of 45’ feet, minimum front yard setback requirements of 20% of lot depth not needing to exceed 25’, minimum corner side yard requirements ranging from 10’ to 20’, interior side yard requirements ranging from 4’-10’, and no more than a maximum building coverage of 60% of the lot area.

Based on my understanding of the Building Form Standards for FB-UN2, the zone allows for increased building height and significantly reduced setbacks over the current RMF-30, RMF-45

¹ During the adoption process for the Central City RLS Update, objections were raised by various owners of these homes in a Historic Landmark Commission hearing conducted on September 5, 2013, relating to their contributory status as initially identified by the consultant who prepared the survey. The Planning Staff and the Commission invited the owners of these homes to submit evidence relating to why they should be not be designated as contributing, but the owners failed to do so as indicated by Planning Staff during the November 7, 2013, meeting of Historic Landmark Commission. The Central City RLS Update was thus adopted, correctly indicating the contributory status of these homes as recommended by Planning Staff and the survey consultant.

and SR-3 zones. For example, FB-UN2 appears to allow for development up to 4 stories with a maximum height of 50'. Furthermore, the FB-UN2 zone appears to have no minimum front and corner yard setback requirements, interior side yard setback requirements, rear yard setback requirements, or maximum building coverage requirements. While the FB-UN2 zone delineates setback requirements and upper-level step back requirements when adjacent properties are zoned FB-UN1, the text of the Building Form Standards for B-UN2 appears to be entirely silent regarding setbacks and step backs when adjacent properties are not zoned FB-UN1, as is the case with the subject parcels.

In my opinion, a 5' increase over RMF-45 and a 20' increase over RMF-30 in permitted maximum building height, as well as significantly reduced, if not outright eliminated, setback requirements, support a conclusion that the proposed zoning amendment to FB-UN2 would represent a significant up-zone of the subject parcels from their current base zoning. Such an up-zone would allow for entirely incompatible development in terms of relative height, setbacks, and/or scale and massing. For example, reduced setbacks aside, a 50' structure would likely be the tallest structure in the Central City historic district south of 600 South. The incompatibility of such an up-zone is especially true for the subject parcels currently zoned RMF-30, including the presently empty lot at the prominent corner of 600 South and 600 East. I believe such an up-zone is not appropriate for the subject parcels, the immediate area, and the greater neighborhood.

The Proposed Zoning Map Amendment Allows for Permitted Uses That Are Not Compatible with the Immediate Area and the Greater Neighborhood

As a form-based zone, FB-UN2 explicitly “emphasize[s] the form, scale, placement, and orientation of buildings” over specific permitted uses. *See Chapter 21A.27.010(B)*. As such, the FB-UN2 zone appears to allow for a wide range of intensive permitted uses including, for example, boarding houses and hotels.

These specific uses, and other permitted uses allowed in the FB-UN2 zone, are relatively intensive and atypical of the immediate area and the neighborhood as it extends south towards Liberty Park. Indeed, as mentioned above, the vast majority if not all of the commercial businesses in the Central City Historic District south of 600 South are relatively small in scale and are very neighborhood and pedestrian/bicycle-oriented. Certain permitted uses allowed in the FB-UN2 zone, including boarding houses and hotels, would stand in contrast to these more neighborhood-oriented businesses. For example, I do not generally believe that a hotel can be reasonably characterized as a neighborhood-oriented business, as I am personally unaware of anyone who has walked or bicycled from their residence to stay in a hotel.

As an arterial, 600 South has a relatively high volume of vehicle traffic, yet there remains significant bicycle and pedestrian traffic along and across 600 South due to the unique nature of the surrounding neighborhood. In fact, 600 East is a designated bicycle boulevard with reduced speed limits and unique bicycle friendly amenities. I believe that some of the permitted uses under FB-UN2 would likely significantly increase the amount of vehicular traffic in the area and would

contribute to the degradation of the current bicycle and pedestrian-friendly character of this part of the Historic District.

The Proposed Zoning Map Amendment Allows for Development That Could Detrimentially Impact Existing Parking Issues in the Immediate Neighborhood

Parking requirements associated with the FB-UN2 zone also give rise to significant concern. For example, it appears that there are no minimum parking requirements for the FB-UN2 zone. As noted above, however, certain permitted uses in the FB-UN2 zone would likely significantly increase the amount of vehicle traffic in the area. Street parking in the immediate neighborhood is already very limited, due in large part to existing larger regional commercial destinations that attract primarily vehicular traffic (e.g., Trolley Square). In fact, some of the subject parcels are currently developed as surface parking for Trolley Square and are regularly filled with vehicles.

A zoning amendment to FB-UN2, allowing for more intensive permitted uses that are not necessarily neighborhood or pedestrian-oriented, would open the door for potential development that could significantly exacerbate existing parking issues in the area. This is especially true if the zoning amendment would allow for: (1) the elimination of existing parking inventory servicing a large regional community retail center such as Trolley Square, and (2) the development of businesses that would attract additional vehicle traffic to the area such as a hotel without any required parking. While the current owner of the subject parcels may fully intend to incorporate parking into any development regardless of what is permitted by the FB-UN2 zone in view of their common ownership of Trolley Square, zoning amendments will run with the subject parcels regardless of whether they are commonly owned with Trolley. If ownership of the parcels is divided from Trolley Square at some point in the future, the subject parcels could conceivably be developed without consideration of impact to parking for Trolley Square patrons. For at least these reasons, I strongly believe that proposed zoning map amendment is incompatible with the immediate area and could potentially lead to future development that would result in significant street parking shortages for area residents.

The Proposed Zoning Map Amendment is Incompatible with the Applicable Community Preservation Plans

Chapter 21A.27.050(D) sets forth the “Specific Intent” of the regulations pertaining to the FB-UN2 zone, stating that “[t]he design related standards are intended to ... implement applicable master plans.” The Salt Lake City Community Preservation Plan adopted on October 23, 2012, articulates specific policies and actions that “will help preserve those areas of the City that are uniquely historic and tell the story of the City’s historic past through spaces and structures, while also providing tools to stabilize neighborhoods and areas within the City that are connected by community character more than a specific historic uniqueness.” *See Preservation Plan at I-2.* The various policies and actions included in the Preservation Plan call for base zoning to be consistent with the preservation of historic structures in a district. For example, Policy 3.3g of the Preservation Plan states:

“Ensure that underlying zoning is supportive of preservation policies for the area in which historic or character preservation is proposed. “

Moreover, Action 1 associated with Policy 3.3g, entitled “Assess Underlying Zoning” provides:

“Assess underlying zoning to determine whether the zoning is consistent with preservation or conservation objectives for an area, and pursue zoning amendments to eliminate the conflicts with those long-term preservation or conservation objectives.”

In view of the significant increases in height, scale, massing, and intensity of use that would be allowed by rezoning the subject parcels to FB-UN2, I believe that the proposed zoning amendment is inconsistent with the preservation objectives of the Central City Historic District. Therefore, the proposed zoning amendment to FB-UN2 would be contrary to the both the articulated policies and actions set forth in the 2012 Salt Lake City Community Preservation Plan and the “Specific Intent” of the FB-UN2 zone. This is especially true in view of contributing historic structures being currently located on and adjacent to the subject parcels as well as throughout the immediate neighborhood. Rather than “eliminate[ing] conflicts with ... long-term preservation or conservation objectives,” as encouraged by the adopted Preservation Plan, the proposed change in base zoning would increase such conflicts.

The Proposed Zoning Map Amendment is Incompatible with Existing Structures Located on the Subject Parcels

As noted above, three of the subject parcels - 652 East 600 South, 658 East 600 South, and 664 South – currently include historic contributing single family detached homes. Under the FB-UN2 zone, it appears that single family detached homes are only permitted “[i]f part of a cottage development.” Based on my understanding of the Building Form Standards for cottage developments under the FB-UN2 zone, it does not appear that the existing historic contributing single family homes would qualify under the applicable standards. Accordingly, I believe the proposed zoning amendment would inappropriately render the existing historic contributing structures as non-conforming. As noted above, such a circumstance would be entirely contrary to policies and actions articulated in the 2012 Salt Lake City Community Preservation Plan as well as the “Specific Intent” of the FB-UN2 zone.

The Proposed Zoning Map Amendment is Incompatible with Historically Important Contributing Structures Bordering the Subject Parcels

Immediately bordering the subject parcels on the 600 South block face are two important historic contributing structures: the A.O. Treganza Spanish Colonial Revival apartment court at 614 East 600 South and the George T. Spokes House located at 680 East 600 South.

The Spanish Colonial Revival apartment court was designed by early 19th-century intermountain architect A.O. Treganza of the Ware & Treganza architectural firm. The Ware & Treganza firm designed a number of prominent civic buildings, churches, and homes, many of which are listed on the U.S. National Register of Historic Places. A.O. Treganza was also a noted ornithologist discovering the sub-species *ardea herodias treganzai* on Antelope Island, commonly known as the "Treganza blue heron."

The George T. Spokes House located at 680 East 600 South was designed by another prominent early 19th century architect - David C. Dart. Of note, the Spokes House was recently designated as not only contributing in the Central City RLS Update, but also historically "significant."

A variety of other contributory historic homes and structures are located on the immediate block of the subject parcels as well as in the general area. As detailed previously, 600 South represents a critical interface between the less intact areas of the Historic District surrounding 400 South and 500 South and the largely intact residential areas extending towards Liberty Park.

The significant increases in height, scale, massing, and intensity of use that would be allowed by rezoning the subject parcels to FB-UN2 would be inconsistent with the preservation objectives of the immediate area and the Central City Historic District. Indeed, Policy 3.3g of the Preservation Plan encourages "[e]nsur[ing] that underlying zoning is supportive of preservation policies for the area in which historic or character preservation is proposed," and not just a specific parcel or property. *Emphasis added.* This is especially true with respect to the historically important, single-story A.O. Treganza apartment court, which would be bordered on both sides by what I believe to be an entirely incompatible and inconsistent base zone allowing for significantly increased scale relative to this diminutive historic structure.

The Proposed Zoning Map Amendment Would Create an Undesirable Mismatch Between Base Zoning and Historic Overlay Zoning

Mismatch between base zoning and the H historic preservation overlay zoning has the potential to create significant challenges when projects are presented to the Historic Landmark Commission ("HLC") as part of the design review process for obtaining a Certificate of Appropriateness. The HLC has the ability to regulate height, scale, and massing of proposed designs in accordance with applicable historic design guidelines. In my observations, however, the HLC has faced significant challenges when presented with designs that have height, scale, and massing allowed by the underlying base zoning but that are over scaled relative to proximate historic structures.

In the instant case, if a block face pattern study were conducted for the block of the subject parcels, it would likely result in an average block face height not more than 30', potentially less given that the majority of the historic structures on the block face are single story. This estimated average block face height is 20' less than the 50' permitted height under FB-UN2. Accordingly, a development proposal built to the maximum permitted height allowed by the FB-UN2 zone would

be wildly inappropriate and incompatible with the surrounding area and the proximate historic structures. The HLC commission would thus be burdened with the challenge of denying design proposals that may be compatible with the underlying base zone but are entirely incompatible with the historic overlay zoning.

A good recent example illustrating the potential issues caused by base zoning mismatch with historic overlay zoning and the challenges it can present to the HLC and developers is the proposed Hardison apartments located on South Temple (PLNHLC2016-00029). The HLC conducted three hearings relating to various designs for this proposed development, all of which were generally allowed by the underlying base zoning or required relatively minor conditional approvals but ran into issues relating to their compatibility with historic design guidelines. While certain design considerations raised by the HLC were addressed in subsequent proposals by the developer (e.g., fenestration, articulation, etc.), the overall mass, scale, and minimal setbacks remained generally unchanged, and ultimately resulted in the denial of the project.

Such a process is unduly burdensome on the HLC, and can be extremely frustrating and expensive to developers attempting to balance more subjective design considerations articulated in the historic design guidelines with maximizing what is afforded by the underlying base zone of a property. Moreover, these issues can be almost entirely avoided if base zoning is well matched to historic preservation considerations. The issues created between base zoning and historic overlay zoning mismatch are a likely reason why Policy 3.3g encouraging “[e]nsur[ing] that underlying zoning is supportive of preservation policies for the area in which historic or character preservation is proposed” and associated actions were included in the adopted 2012 Community Preservation Plan.

The FB-UN2 Zone Does Not Appear to be Well Suited for Situations Where Adjacent Properties are Not Zoned According to Form-Based Standards

Based on my review of zoning maps in Salt Lake City and my understanding of FB-UN2 zone, it does not appear that the FB-UN2 zone is well suited for situations where adjacent properties are not zoned according to form-based standards. Indeed, after reviewing the zoning maps, I do not see an instance where FB-UN2 has been applied to a parcel without the entire block also being zoned according to form-based standards. In fact, the only area that appears to be currently zoned according to the form-based standards are five entire blocks located at or around 900 South and 200 West.

The text of Chapter 21A.27 detailing the FB-UN2 zone also supports a conclusion that the FB-UN2 is not intended to be applied in isolation as would be the case with the proposed zoning amendment of the subject parcels. Indeed, while the FB-UN2 zone delineates setback requirements and upper-level step back requirements when adjacent properties are zoned FB-UN1, the text of the Building Form Standards for FB-UN2 is entirely silent regarding setback and step back requirements when adjacent properties are not zoned FB-UN1, as would be the case with the subject parcels. As setback and step back requirements in FB-UN2 are defined in relation to other form-based zones, it

would appear that the FB-UN2 zone is specifically intended to be used in instances where adjacent parcels are also zoned according to form based standard, which is clearly not the case with the subject parcels.

Final Thoughts and Considerations

I welcome and encourage new development in the area, especially when such development is neighborhood oriented and mixed use in nature and eliminates street-facing surface parking lots in the Historic District. That said, I strongly believe that any new development and zoning map amendments should be carefully scrutinized to determine appropriateness and compatibility with the surrounding neighborhood, especially when increases in permitted height, scale, and intensity of use are under consideration. **After carefully considering the subject properties and the FB-UN2 zone, I am firm in my conclusion that the FB-UN2 zone is not appropriate for these parcels, and therefore oppose the proposed zoning map amendment.**

I do not object to zoning for the subject parcels that is mixed use in nature, and believe that certain types of mixed-use zoning would be very appropriate for the area and should be encouraged. In fact, I recently supported a zoning amendment for a nearby property on 600 South to the recently adopted RMU-35 mixed-use zone. After learning about the RMU-35 zone in connection with this zoning map amendment, I believe it would be far more appropriate for the subject parcels in view of its greater compatibility with the neighborhood and the preservation goals of the area.

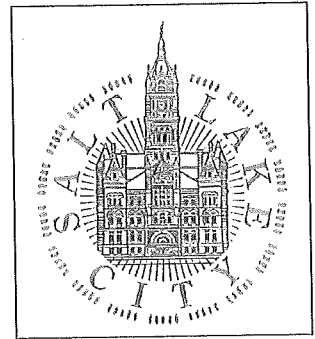
Thank you once again for your time and efforts on behalf of the residents and the historic resources of Salt Lake City. I sincerely appreciate your careful consideration of these comments.

Best regards,

Jack Davis
543 East 600 South
Salt Lake City, Utah 84102

OPEN HOUSE PUBLIC COMMENT FORM

February 18, 2016



Planning and Zoning Division
Department of Community and
Economic Development

Petition PLNPCM2015-00031, Trolley Square Ventures Zoning Map Amendment

A request by Douglas White, representing the property owner, Trolley Square Ventures, LLC, to amend the zoning map for seven properties as follows:

644 E 600 S (Parcel #16-06-481-019), 603 S 600 E (Parcel #16-06-481-001), 652 E 600 S (Parcel #16-05-353-001), 658 E 600 S (Parcel #16-05-353-002), 664 E 600 S (Parcel #16-05-353-003), 628 S 700 E (Parcel #16-05-353-016), 665 E. Ely Place (Parcel #16-05-353-014)

The subject parcels are currently zoned RMF-45 (Moderate/High Density Multi-Family Residential District), RMF-30 (Low Density Multi-Family Residential District) and SR-3 (Special Development Pattern Residential District). The applicant is requesting that the properties be rezoned to FB-UN2 (Form Based Urban Neighborhood District) with the intent to redevelop the site in the future as a mixed-use (residential & commercial) development. The properties are located within City Council District 4 represented by Derek Kitchen.

Name: Wendy Mendenhall

Address: 636 Sedg Avenue

Zip Code: 84102

Phone: 801.403.5679 E-mail: arts201@aol.com

Comments: I am interested in rezoning my parcels.

Please provide your contact information so we can send notification of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at lex.traughber@slcgov.com or via mail at the following address: Lex Traughber, Salt Lake City Planning Division, 451 S. State Street, P.O. Box 145480, Salt Lake City, UT 84114-5480.

ATTACHMENT F: CITY DEPT/DIVISION COMMENTS

MEMO

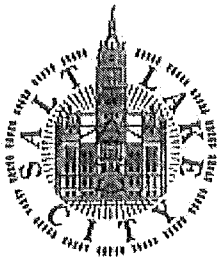
Date: February 25, 2016
To: Salt Lake City Planning Commission
From: Salt Lake City Economic Development
Re: Economic Development Comments to Trolley Square Ventures, LLC request to amend the zoning map.

Salt Lake City Economic Development is in general support of the re-zone that Trolley Ventures has proposed. There is a compelling need to better utilize the surface parking lot and the vacant lot around Trolley Square in order to increase residential and visitor population to the area, while preserving its historic nature. This re-zone is a major step forward to accomplishing that.

We have reviewed the re-zone amendment and initial plans for the area, as well as read the results of the open house for the re-zone request, and spoken with the owner of Trolley Square/Ventures sites. Taking into consideration the plans and feedback from these sources, the proposed hotel, residences, and retail should increase day-time and night-time populations in a positive fashion, which in turn will greatly enhance existing commercial enterprises at Trolley Square, as well as additional ground-level commercial areas at the Ventures site. Mixed use, such as the proposed housing, retail, and live-work spaces have proven to be an economically beneficial concept in addressing these kinds of needs in urban design environments. Furthermore, tourist spending—via a potential hotel to the area, is often considered the purist form of economic development revenue—as exemplified by the economic boost from conventions and major events, because travelers spend money on all locally-based commercial services with very limited demand on resources such as education and law enforcement.

Trolley Square is a historic and iconic area and this rezone request with its mixed use approach to development has the potential to re-establish the area as a premier destination in Salt Lake City. Additionally, the location of this project within close proximity to mass-transit enhances these symbiotic purposes.

We have full confidence that the owners, residents, staff, Planning Commission and Council, and the Historic Landmarks Commission will carefully balance out the needs for economic development in the area with historic preservation.



Work Flow History Report

644 E 600 S

PLNPCM2016-00031

Date	Task/Inspection	Status/Result	Action By	Comments
1/21/2016	Staff Assignment	Assigned	Traughber, Lex	Assigned to Lex Traughber on 1.21.2016
1/21/2016	Staff Assignment	In Progress	Traughber, Lex	
1/22/2016	Engineering Review	Complete	Traughber, Lex	I have no objection to the proposed zone change. Thanks, SCOTT WEILER, P.E.
1/22/2016	Fire Code Review	Complete	Itchon, Edward	
1/22/2016	Planning Dept Review	In Progress	Traughber, Lex	
1/22/2016	Staff Assignment	Routed	Traughber, Lex	
2/10/2016	Public Utility Review	Complete	Draper, Jason	Lex, Sorry I am a couple of days late on this one. Public utilities is not opposed to the zone change. The proposed use of the site may require some offsite utility improvements including water, sewer, storm drain and street lighting. All improvements will be reviewed by public utilities through the building permit process. Thanks, Jason Draper
2/17/2016	Zoning Review	Complete	Mikolash, Gregory	Building Services at no rezone related issues at this time.
2/23/2016	Community Open House	Complete	Traughber, Lex	
2/23/2016	Planning Dept Review	Complete	Traughber, Lex	
2/23/2016	Staff Review and Report	In Progress	Traughber, Lex	
2/26/2016	Building Review	Complete	Traughber, Lex	No comments received. LT
2/26/2016	Police Review	Complete	Traughber, Lex	No comments received. LT
2/26/2016	Staff Review and Report	Draft	Traughber, Lex	
2/26/2016	Transporation Review	Complete	Traughber, Lex	No comments received. LT

ATTACHMENT G: MOTIONS

Recommended Motion:

Based on the analysis and 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 amendment to FB-UN2 (Form Based Urban Neighborhood District) for the following parcels:

644 E 600 S (Parcel #16-06-481-019)
652 E 600 S (Parcel #16-05-353-001)
658 E 600 S (Parcel #16-05-353-002)
664 E 600 S (Parcel #16-05-353-003)
628 S 700 E (Parcel #16-05-353-016)
665 E. Ely Place (Parcel #16-05-353-014)

With the exception of the property located at the corner of 603 S 600 E (Parcel #16-06-481-001) which shall remain as RMF-30 (Low Density Multi-Family Residential District).

Not Consistent with Staff Recommendation:

Based on the analysis and findings listed in the staff report, and the testimony and plans presented, I move that the Planning Commission transmit a negative recommendation to the City Council for the proposed zoning map amendment to FB-UN2 (Form Based Urban Neighborhood District) for the following parcels:

603 S 600 E (Parcel #16-06-481-001)
644 E 600 S (Parcel #16-06-481-019)
652 E 600 S (Parcel #16-05-353-001)
658 E 600 S (Parcel #16-05-353-002)
664 E 600 S (Parcel #16-05-353-003)
628 S 700 E (Parcel #16-05-353-016)
665 E. Ely Place (Parcel #16-05-353-014)

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.