



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: J.P. Goates, Principal Planner
801-535-7236, or jp.goates@slcgov.com

Date: February 24, 2015

Re: PLNPCM2015-00301- Zone Change from R-1/5,000 and R-1/7,000 to SR-3

Zoning Map Amendment

PROPERTY ADDRESSES: 842, 834, 824, 825, 826, 845, 843 West Hoyt Place, 247 N 800 West
PARCEL ID: 08-35-405-017, 08-35-405-018, 08-35-405-019, 08-35-426-023, 08-35-405-002, 08-35-406-022, 08-35-406-008, 08-35-406-007

MASTER PLAN: North Temple Boulevard Plan

ZONING DISTRICT: R-1/7,000 and R-1/5,000 Single Family Residential;

REQUEST: The applicant, David Robinson, on behalf of multiple property owners, is requesting to amend the zoning map for eight properties on the private street Hoyt Place from R-1/5000 and R-1/7000 Single Family Residential to SR-3 Special Development Pattern Residential. The intent of this petition is to allow for appropriately scaled residential infill development opportunities such as single family, twin home, and attached single family dwellings in the mid-block area which is currently underdeveloped and under-utilized according to the North Temple Boulevard Plan and the 800 West Station Area Plan.

RECOMMENDATION (Zoning Map Amendment): Based on the findings listed in the staff report, it is the opinion of Planning Staff that the project generally meets the applicable standards overall, and therefore recommends the Planning Commission forward a positive recommendation to the City Council for the proposed Zoning Amendment.

MOTION: *Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission transmit a positive recommendation to the City Council for the proposed zoning amendment.*

ATTACHMENTS:

- A. Vicinity Map
- B. Property Photographs
- C. Additional Applicant Information
- D. Analysis of Standards - Existing Conditions
- E. Analysis of Standards - Zoning Map Amendment
- F. Public Process and Comments
- G. Department Review Comments
- H. Motions

PROJECT DESCRIPTION:

The objective of this proposed map amendment is to provide the opportunity for infill development that may consist of a variety of housing types and supports the objectives stated in the *North Temple Boulevard Plan* and *800 West Station Area Plan*.

The subject properties are located on Hoyt Place (240 N) and approximately 842 West in Council District 2 represented by Andrew Johnston. Hoyt Place is a mid-block private street located approximately 1,200 feet North of the Jackson Euclid TRAX Station at 900 West North Temple. The immediate area includes several amenities within that distance such as grocery shopping, dining, an elementary school and the State Fairgrounds. The current condition of the properties consists of two vacant single family structures, vacant empty lots, and an unimproved dirt road that runs from 900 W approximately four hundred and fifty feet East through the middle of the block. No visible improvements or investment appears to have taken place on the subject properties in decades. The properties included in the proposal are zoned R-1/5,000 Single Family Residential with one parcel zoned R-1/7,000 Single Family Residential. The surrounding parcels on the block are zoned R-1,7000 and the interior parcels are zoned R-1/5,000. The immediate blocks surrounding the area are a mix of Transit Station Area (TSA), single family residential, and multifamily zoning as shown in attachment A.



This petition was privately initiated and the six property owners included have signed and agreed to be represented by the applicant. Several other property owners have not signed or chosen to be involved in the process thus far.

The intent of the petition is to provide the opportunity for appropriately scaled, affordable and accessible living options with infill development that may consist of a variety of housing types that are compatible with the neighborhood. The support for the proposed map amendment is contained in the North Temple Boulevard Plan, adopted in 2010 which clearly supports the type of infill development that may occur. The plan also contains station area specific plans. The “*800 West Station Area Plan*” for stable areas around the 800 West station includes several supporting points such as:

- *“Zoning regulations should be aimed at maintaining the existing development characteristics while allowing appropriately scaled residential infill development.”*

The plan further identifies this area and interior block in particular as an opportunity for infill development. It sees smaller scale development described as:

- *Infill development such as twin homes and attached Single-family dwellings, primarily in mid-block areas that are currently underdeveloped or under-utilized; and*
- *New development that is compatible in terms of scale to existing development in other parts of the Stable Area.*

The plan also speaks to the need to increase the “residential density” near the station area not only to offer different housing types but to support the business district and to create a diverse community. In terms of this project and its location, to “allow for appropriate residential development on undeveloped mid-block parcels” and to “allow for flexibility in housing and a variety of types.”

The area, block and supporting policies recommended in the North Temple Plan can be met by utilizing zoning districts such as the SR-3 Special Development Pattern Residential district, where the purpose statement is:

“The SR-3 is intended to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood...”

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. Parcels not included
2. Zoning compatibility with adjacent properties
3. Limited private street width
4. Public street frontage
5. Infrastructure and safety

Issue 1- Parcels not included

The parcels included with this petition do not extend the entirety of Hoyt Place, see Attachment A that shows five parcels fronting Hoyt Place which are not included in the petition. The applicant has had private discussions with several of the owners who may or may not be interested. The Planning Commission may consider a map amendment for those additional properties. To do so, the Commission should direct staff to put the item on a future agenda so that the matter can be discussed and action taken. The recommendation on the current petition at hand should not be delayed unless the Commission finds they do not have enough information to make a recommendation.

Issue 2- Zoning Compatibility with Adjacent Properties

The proposed zone is for R-1/5,000 and R-1/7,000 Single Family Residential to SR-3 Special Development Pattern Residential. The SR-3 zone would allow for smaller lots and attached single family structures which may be different that currently exists on the block. Specific standards for SR-3 can be found in attachment D.

The sum of the proposed lots is 1.52 acres. The number of lots that could be created under the SR-3 Zone varies, but a rough approximation shows 44 single family attached units would be the maximum; and were the property to be developed with single family detached structures, the approximation for developed lots would be 16. Approximately 50 occupied residences currently exist on the block. The height limits in the SR-3 is the same as abutting zones at 28 feet.

Neighborhood compatibility can be an issue of concern for neighbors of infill projects. In addition to requirements of the SR-3 zone which emphasizes compatibility, the development that could potentially occur on Hoyt Place would be subject to additional scrutiny and review through the Planned Development process which would be required for a reduced with street and other potential zoning modifications. The Planned Development process would also provide further review regarding neighborhood compatibility such as matching the setback requirement of the abutting residentially zoned properties. The abutting R-1/7,000 property rear setback is 25 feet and the Planned Development requires an equal side and rear yard setback to

that. The side yard setback for the abutting R-1/5,000 would also need to be met. The maximum building height for the SR-3 is 28 feet- the same as the abutting properties.

Issue 3- Limited private street width

The City generally requires 50 feet of right-of-way dedication for a residential street. The right of way width between the proposed lots is approximately 33 feet. The properties in their current configuration would require a reduced width private street which is subject to Planned Development approval. The street could potentially be dedicated as a reduced width public street and would also be subject to Planned development approval.

Issue 4- Frontage of lots on a private street

The Salt Lake City Zoning Ordinance requires that all lots front on a public street unless specifically exempted from this requirement by other provisions. The current configuration of the proposed properties would require Planned Development approval.

Issue 5- Infrastructure and safety

Hoyt Place currently lacks adequate road, water, and sewer infrastructure to accommodate new development. The proposed properties have no sewer connection and the water line would need to be upgraded at significant cost to a developer. The nature of a dead-end street also may raise concerns over visibility, lighting, and emergency access. These concerns would need to be addressed with any new development proposals in the form of a future planned development petition.

DISCUSSION:

The North Temple Boulevard Plan was adopted in August 2010. In the five and a half years since that time there has not been a notable amount of private investment put into developing single family type housing in areas identified in the adopted plans. The type of affordable new single family housing that could be achieved with SR-3 zoning is in short supply in Salt Lake City, particularly single family housing that is within ¼ mile of a rail station.

The proposed zoning amendment falls under several recommendations identified in the *North Temple Boulevard Plan*. The concepts in the plan related to this proposal include this mid-block area where Hoyt Place is specifically identified as a development opportunity:

“There are opportunities for infill development in the interiors of the blocks in the Jackson neighborhood. The 800 West and 900 West blocks between 200 and 300 North are examples.” and “Infill development such as twin homes and attached single-family dwellings, primarily in mid-block areas that are currently underdeveloped or under-utilized”

The plan recognizes this as a stable area and specifies the type of changes that should occur:

Minor changes happen within the existing development pattern and are consistent with the overall scale of the surrounding structures. These areas may see smaller scale development, such as

- *Infill development such as twin homes and attached single-family dwellings, primarily in mid-block areas that are currently underdeveloped or under-utilized; and*
- *New development that is compatible in terms of scale to existing development in other parts of the Stable Area.*



There are opportunities for infill development in the interiors of the blocks in the Jackson neighborhood. The 800 West and 900 West blocks between 200 and 300 North are examples.

The type of map amendment proposed for Hoyt Place also falls in line with the overall goals of the City as identified in *Plan Salt Lake*, where initiatives such as locating new development areas with existing amenities and infrastructure such as transit corridors are recognized. *Plan Salt Lake* also encourages consideration of policies that promote infill and redevelopment of underutilized land. The Plan identifies housing initiatives that “enable moderate density increases within existing neighborhoods where appropriate” This is particularly true of areas that are transit oriented as identified in the transportation section of the plan.

The goals of the City contained in these plans clearly state the intention to promote investment at the proposed location. This petition has been privately initiated, yet the City could likely initiate a petition to implement the 800 West Station Area Plan which clearly states that the City should “allow for appropriate residential development on undeveloped mid-block parcels.”

The SR-3 Special Development Pattern zoning district was created specifically for this type of scenario based on traditional court urban development. It is the opinion of staff that this proposal closely meets the intent of the SR-3 zone and the North Temple Boulevard 800 West Station Area Plan.

NEXT STEPS:

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

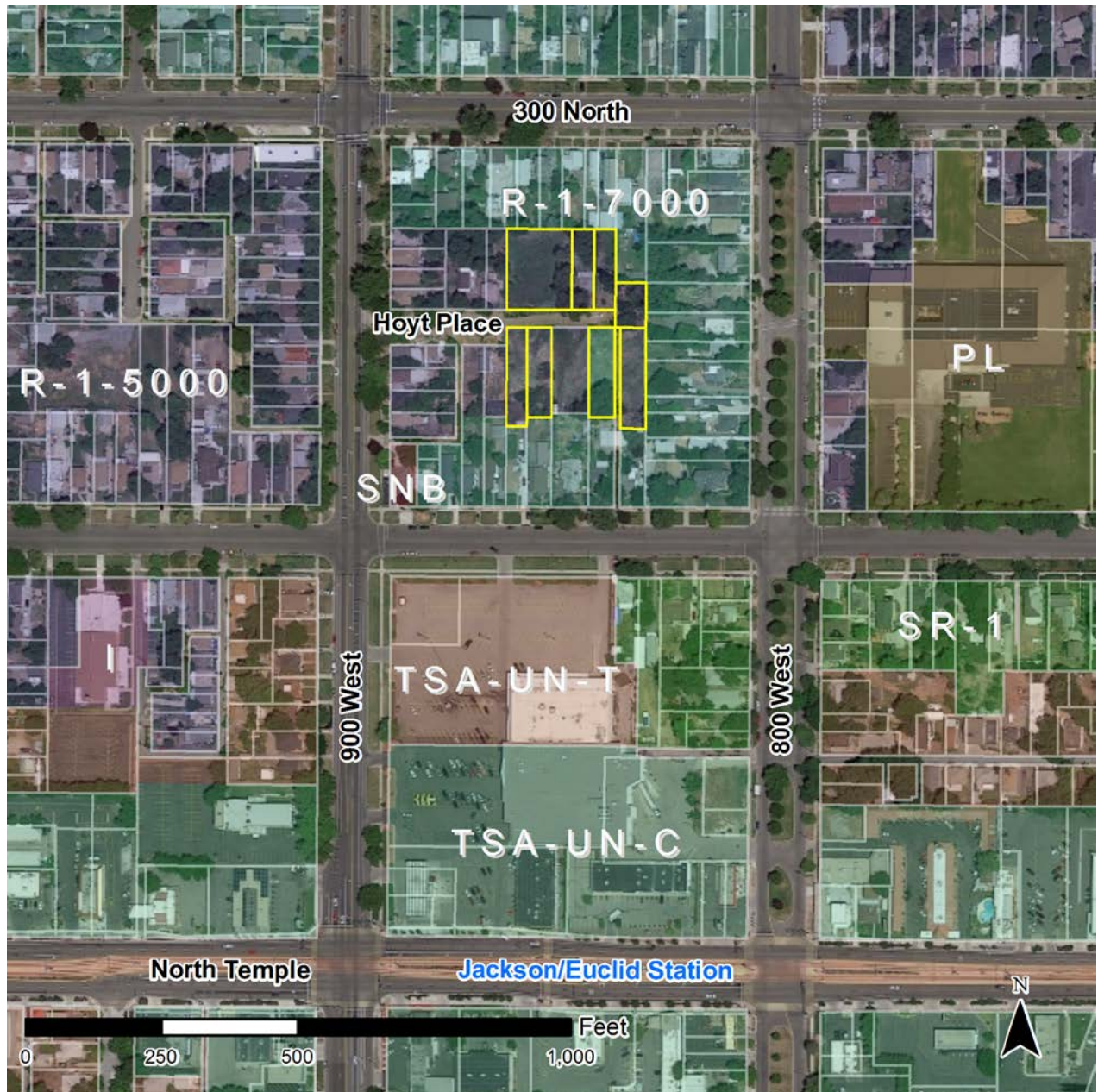
If the zoning amendment is approved, the properties will be given the zoning designation of SR-3 Special Development Pattern Residential District. The property would not undergo any immediate changes. Any future development would need to comply with the SR-3 zoning standards. The allowed uses in the SR-3 are as follows:

- Dwelling, single-family (attached up to 6)
- Dwelling, single-family (detached)
- Dwelling, twin home and two-family
- Dwelling, accessory unit
- Dwelling, manufactured home
- Dwelling, group home (small)

If the zoning amendment is denied, the properties would remain zoned R-1/7,000 and R-1/5,000 and could accommodate approximately 13 lots. The uses that would be allowed in the R-1/7,000 and R-1/5,000 zoning districts are as follows:

- Dwelling, single-family (detached)
- Dwelling, accessory unit
- Dwelling, group home (small)

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: PROPERTY PHOTOGRAPHS



Looking East from the curb cut to Hoyt Place



Southwest view of the road condition



South view of the Foster property



Southwest view of the Wilson and Wasatch property



West view of the Eastern end of Hoyt Place



South view of the Foster Property



Southwest view of the Foster home

ATTACHMENT C: ADDITIONAL APPLICANT INFORMATION



April 21, 2015

Salt Lake City Planning and Zoning
451 South State Street
Salt Lake City UT 84114

Re: Master Plan Amendment; Zone Change

To Whom It May Concern:

The following is a request for a Master Plan Amendment and Zone Change for approximately 0.88 acres located at 845 W Hoyt Place, parcels: 08354050170000; 08354050180000; 08354060070000; 08354060080000.

1. Project Description

a. A Statement declaring the purpose for the amendment-

We propose to amend the Zoning Map for the subject area from R1-5000 to SR-3. The purpose for the amendment is to provide housing opportunities which reflect the demographics within the subject area and which provide housing opportunities for the growing region-wide demand for smaller, more affordable single-family homes. The amendment utilizes under-used and vacant lands, creating size appropriate lots and homes near the North Temple TRAX stop at 800 W.

b. A description of the proposed use of the property being rezoned-

We are requesting an amendment to the current Zoning Map from R1-5000 to SR-3. We are proposing to build approximately 12 new cottage-style, single-family homes on roughly 0.88 acres of land. These homes are two-stories, with 3 bedrooms, 2 baths and a garage. The homes would be alley-fed from the rear. The lots would range from approximately 2000 square feet to 2500 square feet.

c. List the reasons why the present zoning may not be appropriate for the area

The current zoning for the subject area is R1-5000. The North Temple area plan identifies this specific block interior as being appropriate for denser single-family housing types like small lots and town homes in the center of the city and near Liberty Park, for which the SR-3 zone was created. If the requested amendment to the Zoning Map were to be granted, these under-utilized lands, could provide affordable home sites to young families adjacent to an elementary school and/or other low to moderate income households near the North Temple TRAX stop at 800 W and nearby to downtown. The new homes would be owner-occupied and bring in new families/households and have a positive impact on the property values in the area.

City Block LLC: 628 Pugsley, Salt Lake City UT 84103. Tel. 801-372-2950

800 West Transitional Area

The Transitional Area is the area that will see some change over the next 20 years, but the change will generally be smaller scale and less intense than the Core Area. Future development within this area should be used as a transition between North Temple and the neighborhoods nearby. Zoning regulations that could accomplish this would include the following characteristics:

- A mix of housing types, ranging from 3-4 story multifamily developments to single-family homes;
- A buffer between the Core and Stable areas;
- A mix of uses including residential and commercial uses that are less intense than what is found in the Core area;
- Buildings that are located at or near the sidewalk, possibly with landscaped yards or outdoor dining; and
- Parking located to the side or behind buildings.

800 West Stable Area

Zoning regulations should be aimed at maintaining the existing development characteristics while allowing appropriately scaled residential infill development. Minor changes happen within the existing development pattern and are consistent with the overall scale of the surrounding structures. These areas may see smaller scale development, such as

- Infill development such as twin homes and attached single-family dwellings, primarily in mid-block areas that are currently underdeveloped or under-utilized; and
- New development that is compatible in terms of scale to existing development in other parts of the Stable Area.



The Euclid neighborhood is a transitional area with a wide range of land uses.



There are opportunities for infill development in the interiors of the blocks in the Jackson neighborhood. The 800 West and 900 West blocks between 200 and 300 North are examples.



SITE PLAN - 900W Hoyt Place



Parcel

Navigation

- Click once on a parcel to see details here
- Drag to pan
- SHIFT + Click to recenter
- SHIFT + Drag to zoom in
- SHIFT + CTRL + Drag to zoom out
- Mouse Scroll Forward to zoom in
- Mouse Scroll Backward to zoom out
- Use Arrow keys to pan
- + key to zoom in a level
- key to zoom out a level
- Double Click to Center and Zoom in

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Land

Structures

Value History

Results

We, Harvey L. Wilson and Leola W. Wilson,

Trustees for two parcels on Hoyt Place, located at about 843 W. and 845 W.,

authorize David Robinson to serve as our agent in the rezone application process regarding our two parcels identified as at 845 W Hoyt Place in Salt Lake City.

The Harvey and Leola Wilson Family Trust

Harvey L. Wilson 07 MAY 2015
Harvey L. Wilson

Leola W. Wilson 7 may 2015
Leola W. Wilson

Charlotte Hager
(Notary) May 7, 2015

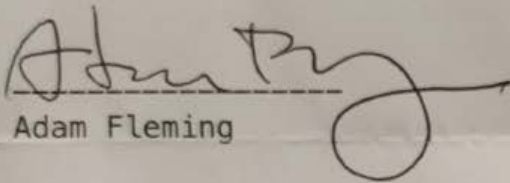


December 1, 2015

To whom it may concern in Salt Lake City,

I own the property located at 826 West 200 North. I request that you add me to the zone change application that has been submitted by City Block/Dave Robinson, changing the zoning from R1 5000/R1 7000 to SR3.

Sincerely


Adam Fleming


VICTORIA MONIQUE CARTER
Notary Public - State of New York
NO. 01CA6289752
Qualified in Kings County
My Commission Expires Sep 30, 2017
V. Carter 12/1/15

January 20, 2016

To whom it may concern at Salt Lake City,

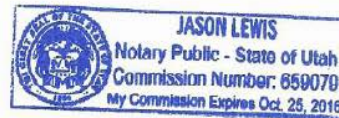
My name is Kenneth Thomson. I own the property listed under Truman Marketing LLC, located at 824 West Hoyt Place. Parcel ID number 08354050190000. I request that you add me to the zone change application that has been submitted by City Block LLC/Dave Robinson, changing the zone from R1 5000/R1 7000 to SR3.

Sincerely


Kenneth Thomson

Subscribed to Sworn by Kenneth Thomson
on 1/21/16 in front of me Jason Lewis
in Davis County UT.

 10/21/16




Date: Nov. 16, 2015

To whom it may concerned,

I, Zhuang Ji Lin who is the owner of property of 825 W HOYT Place, Salt Lake City, UT 84116 hereby stated that I would like to be included in the zone change from R1 7000 to SR3.

Please contact me at TEL:801-92-4272 if you have further question to regard this issue.



Zhuang Ji Lin

11/17/2015
Date:

State of Utah, County of SALT LAKE
Subscribed and sworn to before me
this 17 day of NOVEMBER, 2015.

by ZHUANG JI LIN


Notary Public

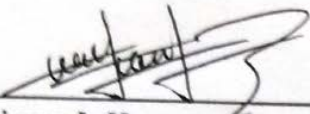


January 17, 2016

To whom it may concern in Salt Lake City,

My name is Maricruz L. Vargas. I own the property located at 247 North 800 West. Parcel id number 08354260230000. I request that you add me to the zone change application that has been submitted by City Block/Dave Robinson, changing the zone from R1 5000/R1 7000 to SR3.

Sincerely



Maricruz L. Vargas

May 26, 2015

To whom it may concern at Salt Lake City Planning,

We brothers, Edward L Foster and Richard L Foster Jr., own the following parcels in Salt Lake City:

Primary Residential Land & Building
08-35-405-018-000

Secondary Residential
08-35-405-017-0000

It is our understanding that an application to amend the Master Plan and Zoning Map has been submitted to Salt Lake City, which includes our property and several surrounding properties. The request is to amend the Master Plan from low density single-family to medium density single-family and amend townhomes, single-family homes and duplexes.

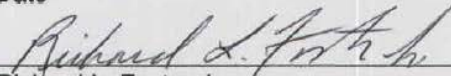
We wish to include our property in the petitions to amend the Master Plan and Zoning map.



Edward L. Foster

5/26/2015

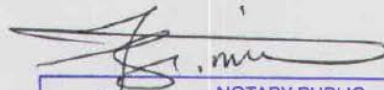
Date



Richard L. Foster Jr.

5/26/2015

Date



ATTACHMENT D: EXISTING CONDITIONS & DEVELOPMENT STANDARDS

The properties included in the proposal are zoned R-1/5,000 Single Family Residential with one parcel zoned R-1/7,000 Single Family Residential. The surrounding parcels on the block are zoned R-1,7000 and the interior parcels are zoned R-1/5,000. The immediate blocks surrounding the area are a mix of Transit Station Area, single family residential, and multifamily zoning.

Current Zoning Standards

The property proposed for rezoning is currently zoned R-1/5,000, Single Family Residential and R-1/7,000 Single Family Residential. The following tables provide the general yard and bulk requirements and available land uses for these districts.

R-1/5,000 Development Standards (21A.24.070)							
LOT WIDTH	LOT AREA	FRONT YARD	REAR YARD	SIDE YARDS	HEIGHT	LOT COVERAGE	LANDSCAPE YARDS
50' min	5,000 sq ft min	Average of the block face or 20' min	25% of lot depth or 20', whichever is less	4'/10' min	Pitched roof: 28' max or average of the block face Flat roof: 20' max	40% max	Front and corner side yards
R-1/7,000 Development Standards (21A.24.070)							
LOT WIDTH	LOT AREA	FRONT YARD	REAR YARD	SIDE YARDS	HEIGHT	LOT COVERAGE	LANDSCAPE YARDS
50' min	7,000 sq ft min	Average of the block face or 20' min	25'	6'/10' min	Pitched roof: 28' max or average of the block face Flat roof: 20' max	40% max	Front and corner side yards
R-1/5,000 and R-1/7,000 Allowed Uses (21A.33.020)			Permitted or Conditional	R-1/5,000 and R-1/7,000 Allowed Uses (21A.33.020)			Permitted or Conditional
Accessory use, except those that are otherwise specifically regulated elsewhere in this title			P	Governmental facility			C
Adaptive reuse of a landmark site			C	Municipal service use, including city utility use and police and fire station			C
Community garden			C	Open space on lots less than 4 acres in size			P
Dwelling, accessory unit			P	Park			P
Dwelling, assisted living facility (small)			C	Parking, park and ride lot shared with existing use			P
Dwelling; dormitory, fraternity, sorority			P (not P in R-1/7,000)	Place of worship on lots less than 4 acres in size			C
Dwelling, group home (small)			P	School, seminary and religious institute			C
Dwelling, manufactured home			P	Urban farm			P
Dwelling, single-family (detached)			P	Utility, building or structure			P
Eleemosynary facility			C	Utility, transmission wire, line, pipe or pole			P

Proposed Zoning Standards

The proposed rezone is located within the North Temple Boulevard - 800 West Station Area Plan area. While there is no future land use map, the plan designates mid-block property of this type to adhere to the prevailing development pattern in the immediate area. The plan also calls for infill development such as twin homes and attached single-family dwellings, and in mid-block areas. The plan also calls for new development that is compatible in terms of scale to existing development in the area.

The proposed zoning change is for SR-3 Special Development Pattern Residential District. The following tables provide the general yard and bulk requirements and available land uses for that district.

SR-3 Special Development Pattern Residential Standards (21A.24.070)								
LAND USE	LOT WIDTH	LOT AREA	FRONT YARD	REAR YARD	SIDE YARDS	HEIGHT	LOT COVERAGE	LANDSCAPE YARDS
Single-family attached and twin home dwellings (not more than 6 attached)	22' min	1,500 sq ft min	Average of the block face or 10' min	20% of lot depth not less than 15' and not more than 30'	4' if provided	Pitched roof: 28' max or average of the block face Flat roof: 20' max	70% max	Front and corner side yards
Single-family detached dwellings	30' min	2,000 sq ft min	Average of the block face or 10' min	20% of lot depth not less than 15' and not more than 30'	4'	Pitched roof: 28' max or average of the block face Flat roof: 20' max	60% max	Front and corner side yards
Two-family dwellings	50' min	3,000 sq ft min	Average of the block face or 10' min		4' if provided	Pitched roof: 28' max or average of the block face Flat roof: 20' max	70% max	Front and corner side yards

SR-3 Allowed Uses (21A.33.020)	Permitted or Conditional	SR-3 Allowed Uses (21A.33.020)	Permitted or Conditional
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	Governmental facility	C
Adaptive reuse of a landmark site	C	Municipal service use, including city utility use and police and fire station	C
Community garden	C	Open space on lots less than 4 acres in size	P
Dwelling, accessory unit	P	Park	P
Dwelling, group home (small)	P	Parking, park and ride lot shared with existing use	P
Dwelling, manufactured home	P	Place of worship on lots less than 4 acres in size	C
Dwelling, single-family (detached)	P	School, seminary and religious institute	C
Eleemosynary facility	C	Urban farm	P
		Utility, building or structure	P
		Utility, transmission wire, line, pipe or pole	P

ATTACHMENT E: ANALYSIS OF STANDARDS

21A.50.050: STANDARDS FOR GENERAL AMENDMENTS: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard.

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

Standard	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>Complies</p>	<p>The applicant is proposing to amend the zoning for the properties located at approximately 845 W Hoyt Place from R-1/7,000 and R-1/7,000 Single Family Residential, to SR-3, Special Development Pattern Residential. The proposed zoning amendment is located in the North Temple Boulevard Plan area. The residential land use implementation items from the North Temple Boulevard Plan include:</p> <ul style="list-style-type: none"> • Residential Density: Increase the residential density around the 800 West Station. P.47 • Zoning regulations should be aimed at maintaining the existing development characteristics while allowing appropriately scaled residential infill development. Minor changes happen within the existing development pattern and are consistent with the overall scale of the surrounding structures. These areas may see smaller scale development, such as <ul style="list-style-type: none"> • Infill development such as twin homes and attached single-family dwellings, primarily in mid-block areas that are currently underdeveloped or under-utilized; and • New development that is compatible in terms of scale to existing development in other parts of the Stable Area P. 52 <p>The plan specifically identifies the proposed area as a stable area and with opportunity for infill development in the interiors of the blocks in the Jackson neighborhood. The 800 West and 900 West blocks between 200 and 300 North are examples. The specific strategy under 4-E is to Allow undeveloped or underutilized mid-block areas in the Jackson neighborhood to be developed with a variety of appropriately scaled housing types, such as twin homes or attached single-family dwellings. The SR-3 zone will be needed to implement this strategy.</p>

<p>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;</p>	<p>Complies</p>	<p>The SR-3 zoning district purpose statement is as follows:</p> <p><i>The purpose of the SR-3 special development pattern residential district is to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood. This is a medium density zoning district. Off site parking facilities in this district to supply required parking for new development may be approved as part of the conditional use process.</i></p> <p>A re-zone of the property to SR-3 will promote residential uses for the property that are compatible with the scale, density, and intensity of the neighborhood. Specifically, it would better serve the character of the neighborhood by activating the interior block which otherwise would be limited to very few homes or no development at all. The proposal meets the intent and purpose of the SR-3 zoning district.</p>
<p>3. The extent to which a proposed map amendment will affect adjacent properties;</p>	<p>Complies</p>	<p>The proposed zoning map amendment is not expected to have a negative effect on adjacent properties. Re-zoning the property to SR-3 and utilization of the planned development and subdivision process may allow development of an unmaintained field in a mid-block area. The perimeter setback would match all abutting residentially zoned parcels buffering the development from adjacent single-family development.</p> <p>The height limitation for the SR-3 district is 28 feet which matches height limits for all surrounding properties. The proposed amendment is not expected to negatively impact the adjacent properties any differently than development under the current zone.</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; and</p>	<p>Complies</p>	<p>The property is located within the Airport Flight Path Protection Zone H. This overlay would not impose any additional standards inconsistent with this map amendment request.</p>
<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 properties are located within a built environment where public utilities and services already exist within public rights-of-way. Any proposed development requiring utility and drainage systems will be identified by City departments and divisions and addressed through the building permit process. The subject property is in very close proximity to a TRAX station, an elementary school, state fairgrounds, parks, and the Northwest Recreation center. The nature of the private street will require the developer and subsequent owners associations to be responsible for utility upgrades and maintenance in addition to waste collection all being satisfactory to relevant City divisions. Because this is an infill lot from existing and once existing residential uses, police and fire protection should be adequate.</p>

ATTACHMENT F: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

Notice of Application:

A notice of application was mailed to the Glendale Community Council chairperson. The Community Council was given 45 days to respond with any concerns and to request that the applicant meet with them. The Council requested the applicant present their project at the August 27, 2015 Fairpark Community Council meeting. The applicant presented the project and handed out a variety of plans and figures to attendees. The nature of responses was primarily inquisitive of items including: Emergency turnaround, HOA establishment and maintenance, a private streets and the process in general.

The applicant opted to add several additional properties to the proposed rezone and requested another meeting with the Fairpark Community Council which was held on January 28, 2016. Several comments reflected that it would be much better that what is existing and it would be good to get it developed. The infrastructure costs were also discussed and how that has been prohibitive to new development. Following a presentation and polite discussion, Community Council Chair Bryce Garner moved to take a vote of support resulting in 12 for and 5 against supporting the rezone.

The Fairpark Community Council Chair has also contacted staff with the following letter of support:

"The Fairpark Community Council had a presentation on the rezone of property in the middle of the block on Hoyt Place at our meeting on January 28, 2016 from R-1 5000 to SR-3. There was a discussion of the merits of changing the zoning to SR-3, and comments from nearby residents that this property has been a problem area in the past, and that they welcome the development of the property. With its proximity to TRAX this is a good area for infill housing, and we look forward to having more owner occupied homes in the Fairpark Community Council. A vote was held to send a positive recommendation to the Planning Commission with 12 in favor and 5 opposing.

*Thank you,
Bryce Garner
Chair, Fairpark Community Council"*

Notice of the public hearing for the proposal included:

Public hearing notice mailed on February 9, 2016

Public hearing notice posted on February 11, 2016

Public notice posted on City and State websites and Planning Division list serve: February 1, 2016

Public Input:

The applicant has met the requirements for notification and meeting with the Glendale Community Council. In addition to the meeting on January 28th, the applicant has spoken to the Community Council on other occasions and has discussed the issue with several neighboring property owners.

No public comments outside Community Council meetings have been received by planning staff at the time of this report.

ATTACHMENT G: DEPARTMENT REVIEW COMMENTS

Department Review Comments

Zoning (Greg Mikolash)

Building Services has no issues.

Public Utilities Department (Peggy Garcia)

No Comments

Police Department

No comments received

Transportation Division (Mike Barry)

No Comments

Engineering Division (Scott Vaterlaus)

No objections.

Fire Department (Ted Itchon)

No comments

ATTACHMENT H: MOTIONS

Potential Motions

Staff Recommendation:

Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission transmit a positive recommendation to the City Council for the proposed zoning amendment.

Not Consistent with Staff Recommendation:

Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission transmit a negative recommendation to the City Council for the proposed zoning 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.)