



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission  
From: David J. Gellner, AICP, Principal Planner; (801) 535-6107; [david.gellner@slcgov.com](mailto:david.gellner@slcgov.com)  
Date: May 24, 2017  
Re: Master Plan Amendment (PLNPCM2017-00185) and Zoning Map Amendment (PLNPCM2017-00184)

## Master Plan and Zoning Map Amendment

**PROPERTY ADDRESS:** 416 East 500 South  
**PARCEL:** 1.52 acres (approx. 66,000 square feet) total  
**PARCEL ID:** 16-06-454-022-000  
**MASTER PLAN:** Central Community Master Plan (2005)  
**ZONING DISTRICT:** RO – Residential/Office

**REQUEST:** James Alfandre, representing Protean Properties, the property owner, is requesting that the City amend the zoning map and associated future land use map for the property located at 416 East 500 South. The intent is to provide flexibility to make future changes to the site in terms of residential or retail development options. This project requires both a Zoning Map and Master Plan Amendment

- a. Master Plan Amendment - The associated future land use map in the Central Community Master Plan currently designates the property as "Residential/Office Mixed Use". The petitioner is requesting to amend the future land use map for the parcel to "High Mixed Use". Case number PLNPCM2017-00185
- b. Zoning Map Amendment - The property is currently zoned RO – Residential Office. The petitioner is requesting to amend the zoning map designation of the property to R-MU – Residential/Mixed Use. Case number PLNPCM2017-00184

The Planning Commission's role in these applications is to provide a recommendation to the City Council, who will make the final decision.

### RECOMMENDATIONS:

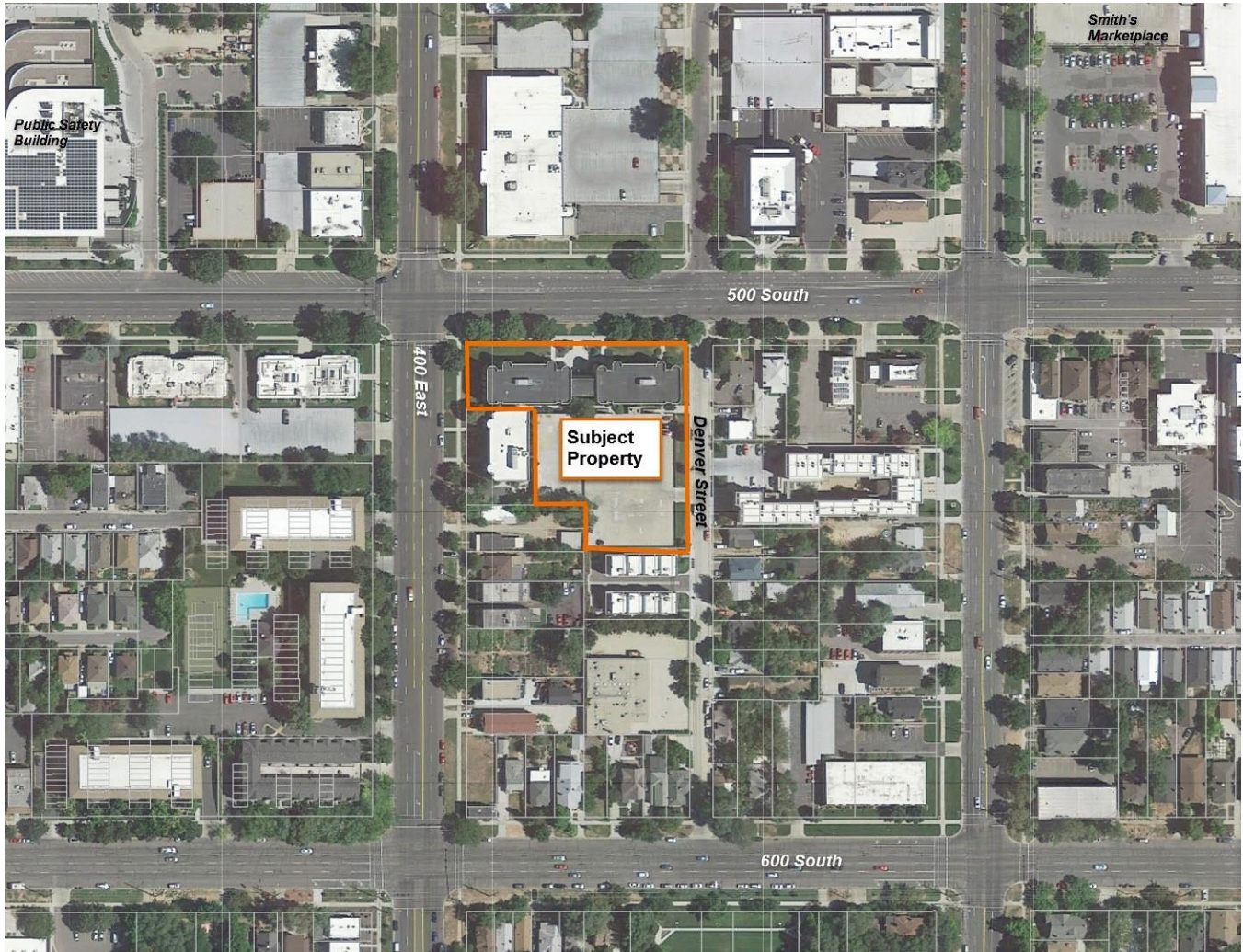
Based on the analysis and findings of fact in this staff report, Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed master plan amendment.

Based on the information in this staff report, planning staff finds that the zoning map amendment petition meets the standards, objectives and policy considerations of the city for a zoning map amendment and recommends that the Planning Commission forward a positive recommendation to City Council for a change to the R-MU – Residential/Mixed Use zoning district.

**ATTACHMENTS:**

- A. [Zoning Map and Aerial Photo](#)
- B. [Applicant Information](#)
- C. [Existing Conditions](#)
- D. [Zoning Ordinance & Master Plan\(s\)](#)
- E. [Analysis of Standards](#)
- F. [Public Process and Comments](#)
- G. [Department Comments](#)

**VICINITY MAP**



**PROJECT DESCRIPTION:**

The subject property is currently zoned RO – Residential Office. The total property parcel is approximately 1.52 acres or 66,000 square feet in size. The project is located within the boundaries of the East Downtown neighborhood, part of the Central City Neighborhood Planning area defined in the Central Community Master Plan. The petitioner is requesting to change the zoning of the property to R-MU – Residential/Mixed-Use. The petitioner is also requesting to amend the future

land use designation map in the master plan to “High Mixed Use” from the current “Residential/Office Mixed Use” designation. This project requires both a Zoning Map and Master Plan Amendment.

The site is currently dedicated to parking and office uses. These requests are being made in order to allow for future flexibility to add or create a residential or retail component on the site. The site is close to downtown and would support downtown uses and improve livability options within the community. No specific site development plans have been submitted with this request. The applicant’s narrative explain the rationale for the zoning map and master plan amendment requests can be found in [Attachment B](#) of this report.

**KEY ISSUES:**

The key issues associated with this proposal are:

1. Master Plan and Current Zoning
2. Zoning Compatibility with Adjacent Properties
3. Change in Zoning from RO to R-MU
4. Consideration of Alternate Zoning Districts

The key issues are discussed further in the following paragraphs and were identified through the analysis of the project ([Attachment F](#)) and department review comments ([Attachment G](#)).

**Issue 1: Master Plan and Current Zoning**

The associated future land use map in the Central Community Master Plan currently designates the property as "Residential/Office Mixed Use". The petitioner is requesting to amend the future land use map so that the property is designated as "High Mixed Use". The current designation of Residential/Office Mixed Use supports density of 10-50 dwelling units per acre and anticipates uses such as residential and professional offices, either within a single structure or as single uses on a property. The proposed High Mixed Use designation would allow development densities of over 50 dwelling units per acre. This designation anticipates commercial uses as well as medium to high-density housing. This designation may often be found in the downtown area, adjacent to light rail stations and consist of sales and services, offices, clinics and similar related land uses. An analysis of the provisions included in the master plan are also outlined in more detail in [Attachment D](#) of this report.

Within the general area there are a wide range of property designations on the future land use map. To the west of the subject parcel there are properties designated as High Mixed Use. To the north of the subject parcel, north of 400 S in between 300 East and 500 East, the majority of properties are designated as High Mixed Use. In close proximity the future designations are predominantly Medium Density Residential or Medium/High Density Residential. Given the location of the property on a major arterial street, proximity to downtown and to transit on 400 South, as well as the large multi-family residential component in the area, a change to allow mixed uses that includes a retail component would be desirable. Those commercial and retail uses are currently lacking in the area and the master plan encourages the provision of services within walking distance for residents in order to minimize automobile use. Staff is recommending approval of the change to the future land use map in the Master Plan to designate the property as High Mixed Use from the current Residential/Office Mixed Use designation.

A change in zoning from RO to the requested R-MU would allow more mixed use options including additional retail and commercial uses on the property. The R-MU zoning would allow for additional height (75 feet vs. the current 60 feet) but also includes design standards to ensure a more pedestrian-friendly design on new construction. A comparison between the two zoning districts is included in [Attachment D](#) of this report. The subject property is located along a major arterial street and in close proximity to transit stops a block north along 400 South. It is staff’s opinion that the change in zoning from RO to R-MU along this corridor would not lead to development that is out of character. Both properties would allow residential uses such as multi-family development and mixed uses. However, the mixed uses in the RO zone would only allow for residential and office components. The R-MU zone would allow for retail and commercial uses in addition to the office and residential uses. The R-MU would allow for uses such as a restaurant, retail space, a museum, and a reception center to name a few. In the near vicinity, the property located at the south-west corner of 300 East and 500 South is also zoned R-MU. This property also fronts onto 500 South and is only a block away from the subject property

so shares many similarities. It has been developed for multi-family residential. Staff is recommending approval of the zone change from the RO to the R-MU zoning district.

### **Issue 2: Zoning Compatibility with Adjacent Properties**

The subject property fronts on 500 South, a major east/west arterial that passes through the Central City Neighborhood. Properties along 500 South within the vicinity of the subject parcel are zoned a mix of CN (Neighborhood Commercial), RO (Residential Office), RMF-45 and RMF-75 (Residential Multi-Family), PL2 (Public Lands), R-MU-45 (Moderate/High Density Residential Mixed Use) and R-MU (Residential Mixed Use). The properties along 500 South have been developed for a variety of professional multi-floor office uses. There are also a number of larger single-family dwellings that have been converted to office uses along 500 South. Moving away from the 500 South corridor, there are numerous multi-family residential developments in the area. There is a lack of commercial uses in the area however, although most retail and services are within a short drive toward 700 E and 400 S. A change to the R-MU zoning would not lead to significant additional impacts when compared to the current zoning, and would allow services to be developed closer to the existing multi-family developments in the area. This issue is also discussed in [Attachment E: Analysis of Standards](#).

### **Issue 3: Change in Zoning from RO to R-MU**

The applicant asked for a zone change to the R-MU – Residential/Mixed-Use zoning district in order to allow for future flexibility to add or create a residential or retail component on the site which is located relatively close to downtown. No specific site development plans have been submitted with this request. In terms of comparing the two zoning districts, both allow for a variety of housing types. The R-MU district does allow for more commercial uses including retail and mixed uses. The R-MU district also includes design elements to pull buildings closer to the street in order to provide interaction with the street level and better “activate” the street. The R-MU zone would allow buildings up to 75-feet in height (compared to the current 60 foot height limit) but would limit the height and floor area coverage of non-residential buildings in order to keep an emphasis on the desired mix of uses in the area. A comparison between the two zoning districts is included in [Attachment D](#) of this report. The subject property is located along a major arterial street and in close proximity to the transit stops along 400 South. It is staff’s opinion that the change in zoning from RO to R-MU along this corridor would not lead to changes that are out of character or incompatible with the existing development in the area.

### **Issue 4: Consideration of Alternate Zoning Districts**

Planning Staff considered and analyzed different zoning districts for the property in lieu of a change to the requested R-MU zoning district. A change to the R-MU-45 - Moderate/High Density Residential Mixed Use zoning district would allow a mix of uses on the site including adding a retail component. The maximum height allowed in the R-MU-45 zone is 45-feet. Since the property does not abut single or two-family zoning, a maximum building height of 55-feet could be requested and approved by the Planning Commission through the Conditional Building and Site Design Review process. The current RO zoning allows for offices and residential buildings (and other uses) up to 60 feet in height as permitted uses. A change to another zone such as RMF-75 would allow for additional height and density over the current zoning but would preclude retail and mixed used developments. The applicant has not indicated that a desire for additional building height on this property is driving this requested change. The stated intent is to allow for mixed uses and additional density. As mentioned previously, no specific site development plan has been submitted with this request. For these reasons and the issues identified in the Key Issues and Analysis of Standards sections of this report, a change to an alternate zoning district in lieu of the original request for the R-MU zoning district is not being recommended by staff.

### **DISCUSSION:**

The applicant has proposed to rezone the property from the existing RO to the R-MU zoning designation in order to allow for future flexibility to add or create a residential or retail component on the site. The site is close to downtown and would support downtown uses. The property is located along a major arterial street and is also lies in reasonable proximity to the transit stops along 400 South. The change in zoning to R-MU would allow more mixed use options including additional retail and commercial uses on the property, something that is lacking within the community. It is staff’s opinion that the change in zoning from RO to R-MU along this corridor would not substantially impact the character of the area or increase current potential impacts.

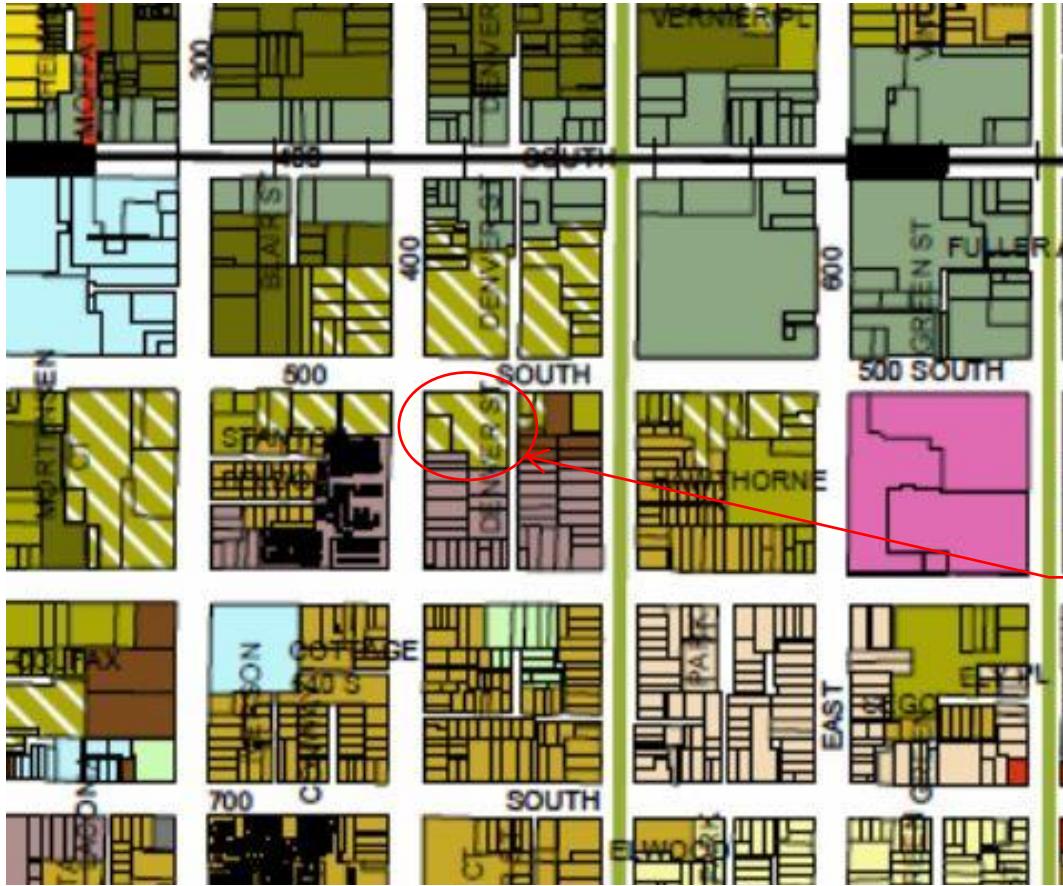
**NEXT STEPS:**

The Planning Commission's recommendation will be forwarded to the City Council for their consideration as part of the final decision on these petitions. If ultimately approved, the applicant may proceed with the submission of plans for the project. If ultimately denied, the applicant would still be eligible to re-develop or modify the existing development on the properties in accordance with the regulations for the existing RO zone.

# ATTACHMENT A: Current Zoning, Aerial Photo & Future Land Use Map



# FUTURE LAND USE MAP IN THE MASTER PLAN



Subject Property

## Central Community Future Land Use

\* NOTE: The Low-Medium and Medium Density Land Use designations may include multiple zoning designations (e.g.; a single land use designation and map color may represent RMF-35 or SR-3 classifications)



### Map Legend

- Light Rail Stations
- Proposed Light Rail Stations
- Historic Preservation
- Light Rail
- Later Phase of Light Rail
- CBD Boundary
- - - CBD Support Boundary
- Salt Lake Community College/Future Expansion Area
- - - West Temple Gateway Plan

### Future Land Use

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

- Residential/Office Mixed Use (10-50 dwelling units/acre)
- High Mixed Use (50 or more dwelling units/acre)
- Neighborhood Commercial
- Community Commercial
- Central Business District
- Central Business District Support
- Regional Commercial/Industrial
- Low Density Transit Oriented Development (1-20 dwelling units/acre)
- Medium Density Transit Oriented Development (10-50 dwelling units/acre)
- High Density Transit Oriented Development (50 or more dwelling units/acre)
- Open Space
- Institutional
- Gateway Master Plan (Note: Future Land Use Shown in the Gateway Master Plan)
- Non-conforming properties to be evaluated for appropriate land use designation. (Interim land use policy would be adjacent land use classifications)

## **ATTACHMENT B: Applicant Information**

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The narrative and other exhibits found on the following pages was submitted by the applicant in relation to this project.



## Zoning Amendment

We (the owner of the property located at 424 E 500 S, Salt Lake City, UT) propose to amend the current zoning from RO to RMU.

The purpose for this amendment would be to give us the flexibility to use our property in a more efficient way in the future. Our property is just a few blocks from downtown Salt Lake City on one of the City's major thoroughfares. We are very centrally located to major employment centers, TRAX stations, and in close proximity to amenities such as the 400 S corridor.

Our property is dedicated mostly to parking and we would like the flexibility to add/ create a residential and/or retail component to thoughtfully add more density and vibrancy.

We also want to achieve the 'Central Community's Master Plan' vision by:

- Creating more livable communities and neighborhoods through the appropriate transition of multi-family housing and mixed land uses in designated areas
- To have pedestrians use transit and walk comfortably to services, shopping and recreational opportunities
- To increase pedestrian accessibility by creating housing that supports the employment center of the downtown area.
- An enhanced built environment that encourages employees to work and live in the Central Community

Even though this property is just outside of the boundaries of the newly adopted Downtown Master Plan, we believe in the objectives of the plan to create a more vibrant, mixed-use downtown with more walkability and 24/7 activities.

This request, if approved, will amend the zoning map. The parcel number is 16064540220000.

Sincerely,



James Alfandre

Master Plan Amendment  
Amendment of Land Use Map

We (the owner of the property located at 424 E 500 S, Salt Lake City, UT) propose to amend the Central Community Land Use Map from Residential/Office Mixed Use to High Mixed Use.

The purpose for this amendment would be to give us the flexibility to use our property in a more efficient way in the future. Our property is just a few blocks from downtown Salt Lake City on one of the City's major thoroughfares. We are very centrally located to major employment centers, TRAX stations, and in close proximity to amenities such as the 400 S corridor.

Our property is dedicated mostly to parking and we would like the flexibility to add/ create a residential and/or retail component to thoughtfully add more density and vibrancy.

We also want to achieve the 'Central Community's Master Plan' vision by:

- Creating more livable communities and neighborhoods through the appropriate transition of multi-family housing and mixed land uses in designated areas
- To have pedestrians use transit and walk comfortably to services, shopping and recreational opportunities
- To increase pedestrian accessibility by creating housing that supports the employment center of the downtown area.
- An enhanced built environment that encourages employees to work and live in the Central Community

Even though this property is just outside of the boundaries of the newly adopted Downtown Master Plan, we believe in the objectives of the plan to create a more vibrant, mixed-use downtown with more walkability and 24/7 activities.

This request, if approved, will amend the Land Use Map. The parcel number is 16064540220000.

Sincerely,



James Alfandre

## **ATTACHMENT C: Existing Conditions**

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View looking southeast across 500 S at the subject property.



Existing parking deck at the rear of the parcel.



Eastern edge of the property looking south on Denver Street.



Northeast property corner at 500 S 400 E showing existing buildings.

## Existing Conditions:

The entire parcel is approximately 1.52 acres in size and is zoned RO – Residential Office. It has been developed with office uses on the north of the parcel and parking takes up much of the southern half of the parcel.



### Adjacent land uses and zoning include:

- North: Zoned R-MU-45 – Residential/Mixed Use.
- South: Zoned RMF-45 – Residential Multi-Family. Properties to the south have been developed for residential uses. This includes some single-family homes and vacant parcels along Denver Street.
- East: Immediately to the east of the subject parcel, properties on the other side of Denver Street that front on 500 South are also zoned RO. Continuing east, properties are zoned RMF-75 and then CN. The RMF-75 zoning also extends south so that the south-eastern portion of the subject property is located adjacent to the RMF-75 zoning. Both newer multi-family developments as well as some single-family residential uses predominate the area.
- West: To the west of the subject property, properties that front on 500 South on the same side of the block are zoned RO. The parcel at 300 E 500 S is zoned R-MU. The properties along 500 S have been developed for office uses. They are across from the Public Safety Building, a prominent public use. A newer multi-family development is located at the corner on the parcel zoned R-MU.

The overall development pattern of the area includes a mix of uses including office and smaller commercial, multi-family of varying scales, larger commercial, institutional uses and single-family residential. The zoning also ranges widely.

# **ATTACHMENT D: Zoning Ordinance & Master Plans**

## **EXISTING AND PROPOSED ZONING COMPARISON**

The subject property is zoned RO – Residential Office. The purpose of the RO zoning district follows:

*The RO residential/office district is intended to provide a suitable environment for a combination of residential dwellings and office use. This district is appropriate in areas of the city where the applicable master plans support high density mixed use development. The standards encourage the conversion of historic structures to office uses for the purpose of preserving the structure and promote new development that is appropriately scaled and compatible with the surrounding neighborhood.*

The applicant has requested that the property be changed to the R-MU – Residential/Mixed Use zoning district. The purpose of the R-MU zoning district follows:

*The purpose of the R-MU residential/mixed use district is to reinforce the mixed use character of the area and encourage the development of areas as high density residential urban neighborhoods containing retail, service commercial, and small scale office uses. This district is appropriate in areas of the city where the applicable master plans support high density, mixed use development. The standards for the district are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.*

The main differences in allowed uses between the existing RO and proposed R-MU zoning districts are:

- The R-MU zone generally allows for more commercial uses including retail and mixed uses.
- Both zones allow for a variety of housing types.

A simplified table showing a comparison of the building size limits and yard requirements as well as some of the design requirements for both zones is included below. This is extracted from the more detailed requirements for each zone found in Chapter 21A.24.170 – R-MU – Residential/Mixed Use and Chapter 21A.24.180 – RO – Residential Office of the Zoning Ordinance.

	<b>Residential Office (RO) – Existing Zoning</b>	<b>Residential Mixed Use (R-MU) – Proposed Zoning</b>
<b>Maximum Building Height</b>	<p>The maximum building height permitted in this district is sixty feet (60') except:</p> <ol style="list-style-type: none"> <li>1) The height for single-family dwellings and two-family dwellings shall be thirty feet (30')</li> <li>2) If the property abuts a zoning district with a greater maximum building height, then the maximum height in the RO district shall be ninety feet (90').</li> </ol>	<p>The maximum building height shall not exceed seventy five feet (75'). The following also apply:</p> <ol style="list-style-type: none"> <li>1) Maximum height for nonresidential buildings: Forty five feet (45').</li> <li>2) Maximum floor area coverage of nonresidential uses in mixed use buildings of residential and nonresidential uses: Three (3) floors.</li> </ol>

<p><b>General Yard Requirements</b></p>	<p>Front: 25 feet  Side: 15 feet  Rear: 30 feet  Maximum coverage: 60%</p>	<p>Front: none required  Side: none required  Rear: 30 feet  Maximum coverage: not specified  The R-MU district includes design elements to help emphasize the pedestrian scale of buildings and interaction with the street level. There are maximum building setbacks to pull development closer to the street, glass requirements for street-facing walls and maximums on the length of blank walls allowed.</p>
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## PLAN SALT LAKE ELEMENTS & CONSIDERATIONS

Plan Salt Lake (December 2015) outlines an overall vision of sustainable growth and development in the city. This includes the development of a diverse mix of uses which is essential to accommodate responsible growth. At the same time, compatibility, that is how new development fits into the scale and character of existing neighborhoods is an important consideration. New development should be sensitive to the context of surrounding development while also providing opportunities for new growth.

Guiding Principles specifically outlined in Plan Salt Lake include the following:

- Growing responsibly while providing people with choices about where they live, how they live, and how they get around.
- A beautiful city that is people focused.
- A balanced economy that produces quality jobs and foster an environment for commerce, local business, and industry to thrive.

The proposed zoning map amendment and overall project is aligned with the vision and guiding principles contained in Plan Salt Lake and are supported by the policies and strategies in that document as cited above.

## CENTRAL COMMUNITY MASTER PLAN ELEMENTS

The subject area is discussed in the Central Community Master Plan (CCMP - 2005). More specifically, it is located within the Central City neighborhood planning area. The boundaries of the area encompass a variety of residential and business uses that include single-family dwellings, medium and high density apartment units, offices and businesses and notable City public uses such as the Public Safety Building. Due to the neighborhood’s location adjacent to the Central Business District it is vehicular traffic intensive and traversed by major streets in both east-west and north-south directions.

The future land use map in the CCMP shows the subject area of the parcel as being “Residential/Office Mixed Use” which allows for 15-50 dwelling units per acre. This corresponds to the current RO zoning. The Residential/Office Mixed Use designation envisions a combination of multi-family residential dwellings and office uses within the same structure. These uses could also be developed as stand-alone on a property. Buildings would generally be multi-floor with professional offices or residential living and may be a mix of both within the building.

The CCMP includes a vision statement related to pedestrian mobility and access that includes the following points:

*Higher density residential land uses are located near commercial areas, light rail stations and open space.*

The “Street and circulation” portion of the CCMP which addresses the Central city neighborhood planning area includes the following item:

*Encourage residents’ ability to minimize the use of private automobiles by providing service for residents within walking distance of their homes.*

The Residential Land Use policies in the CCMP include RLU-1.5

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

The Residential Land Use policies related more specifically to mixed use development include RLU-4.1 and RLU-4.2 which follow:

*Encourage the development of high-density residential and mixed-use projects in the Central Business District, East Downtown and Gateway areas. (RLU-4.1)*

*Support small mixed use development on the corners of major streets that does not have significant adverse impacts on residential neighborhoods.*

The master plan supports the overall concept of using mixed use zones to help provide services to surrounding residential areas. In this case, the overall area has many multi-family uses but lacks conveniently located retail service and commercial uses. The petitioner is requesting to amend the future land use map designation for the property to “High Mixed Use” which would allow for densities of 50 or more dwelling units per acre and anticipates commercial uses as well as medium to high-density housing. This could consist of retail sales and services, offices, clinics and similar uses. The property is located on a major arterial corridor designed to move traffic and the close proximity to downtown as well as light-rail transit on 400 South make it a suitable location for higher density development. Although the proposal does not meet the future land use map, it is consistent with other policies in the plan and the proposed changes are generally supported by the visions and policies contained in the Central Community Master Plan. This issue is also discussed in [Attachment E: Analysis of Standards](#).

## **EAST DOWNTOWN MASTER PLAN ELEMENTS**

The East Downtown Master Plan (1990) includes a section on Neighborhood Character which includes a map depicting East Downtown View Corridors and Height Limitations. The intent of these height limitations throughout East Downtown was to protect scenic vistas such as the City/County Building, the State Capitol and Cathedral of the Madeline.

The subject property is in a view corridor that shows the north portion of the property where the current building are as being in the 75-foot zone. The back of the parcel which is currently encumbered by off-street parking is shown as being in the 35-foot height limit zone.

It is notable that the current zoning at the back of the parcel would allow for buildings up to 60 feet in height by right. In addition, much of the zoning adjacent or abutting the subject property is zoned RMF-45 with some RMF-75 zoning to the east. These properties are also located within that recommended 35-foot height limit zone and would allow for buildings of 45 feet and 75 feet respectively in height. The views from this area toward the City/County Building and other landmarks have since been partially impaired by newer development that was completed after the adoption of this plan including the City Library, the Public Safety Building and numerous private developments.

The proposed zoning would exceed the recommended height limit described in this master plan, however, the area has developed in a different fashion than was anticipated when this plan was adopted so this additional height would not be out of character.



# **ATTACHMENT E: ANALYSIS OF STANDARDS**

## **MASTER PLAN AMENDMENTS**

State Law, Utah Code Annotated, Title 10 Chapter 9a, requires that all municipalities have a master plan. However, there is no specific criteria relating to master plan amendments. The City does not have specific criteria relating to master plan amendments. However, City Code Section 21A.02.040 – Effect of Adopted Master Plans or General Plans addresses this issue in the following way:

All master plans or general plans adopted by the planning commission and city council for the city, or for an area of the city, shall serve as an advisory guide for land use decisions. Amendments to the text of this title or zoning map should be consistent with the purposes, goals, objectives and policies of the applicable adopted master plan or general plan of Salt Lake City. (Ord. 26-95 § 2(1-4), 1995)

In this case, the master plan is being amended in order to provide consistency between the Central Community Master Plan and the zoning designation of the subject property. This request facilitates a rezoning of the property to a district that will allow different uses on the property. State Law does include a required process in relation to a public hearing and recommendation from the Planning Commission in relation to a master plan amendment. The required process and noticing requirements have been met.

## **ZONING MAP AMENDMENTS**

**21A.50.050:** A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

<b>Factor</b>	<b>Finding</b>	<b>Rationale</b>
<b>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;</b>	Complies with Master Plan policy statements but does not comply with Future Land Use Map. A petition for a Master Plan amendment has also been submitted as part of this request.	<p>The Central Community Master Plan (CCMP) speaks to using mixed use zones to provide services to the surrounding residential community and to minimize the use of automobiles by locating these services within walking distance of residents.</p> <p>Staff believes that based on the existing land uses, development pattern and the adopted master plan, that rezoning the parcel to R-MU is appropriate for the following reasons:</p> <ul style="list-style-type: none"> <li>• The property is located along a major arterial with much adjacent multi-family residential development but few commercial and service uses within walking distance.</li> <li>• The zoning change will not substantially increase current or potential impacts on the site and would not be out of character with the area.</li> <li>• A change to the R-MU zoning district is supported by the proposed amendments to the master plan.</li> </ul> <p>The proposed change in zoning is not consistent with the future land use map. However, it is consistent with other policies in the plan and the proposed changes are generally supported by the visions and policies contained in the Central Community Master Plan and staff is recommending approval.</p>

<p><b>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</b></p>	<p>Complies</p>	<p>The purpose of the Zoning Ordinance is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and, in addition:</p> <ul style="list-style-type: none"> <li>A. Lessen congestion in the streets or roads;</li> <li>B. Secure safety from fire and other dangers;</li> <li>C. Provide adequate light and air;</li> <li>D. Classify land uses and distribute land development and utilization;</li> <li>E. Protect the tax base;</li> <li>F. Secure economy in governmental expenditures;</li> <li>G. Foster the city's industrial, business and residential development; and</li> <li>H. Protect the environment. (Ord. 26-95 § 2(1-3), 1995)</li> </ul> <p>The proposed zone change from RO to R-MU would support the purposes of the zoning ordinance found in Chapter 21A.02.0303: Purpose and Intent as outlined above. The change would help to distribute land and utilizations (D.), while helping to support the city's residential and business development (G.)</p>
<p><b>3. The extent to which a proposed map amendment will affect adjacent properties;</b></p>	<p>Complies</p>	<p>The proposed R-MU zoning district would allow a mix of land uses and mixed use development that is not currently allowed by the RO zoning. The overall scale of the zone is similar although the R-MU zone would allow an additional 15-feet in height over the current zoning. The R-MU zoning does include development standards intended to address the scale of the building and how it fits the streetscape.</p> <p>A change to the R-MU zoning may facilitate additional development on this property which will have an impact on adjacent properties. Development could consist of additional residential density, as well as retail and service uses. However, the context of the property along a major arterial street designed to carry a high volume of traffic and the proximity of existing multi-family developments in the area must be taken into account. These elements are a mitigating factor in relation to the additional land uses that may be developed under the R-MU zoning district.</p>
<p><b>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards</b></p>	<p>Complies</p>	<p>The property is not located within an overlay zoning district that imposes additional standards.</p>
<p><b>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.</b></p>	<p>Complies</p>	<p>The proposed development of the subject properties was reviewed by the various city departments tasked with administering public facilities and services, and the Public Utilities Department identified some issues that are outlined in Attachment G: Department Comments that relate to the existing site utilities.</p> <p>The city has the ability to provide services to the subject property. The infrastructure may need to be upgraded at the owner's expense in order to meet specific City requirements.</p> <p>If the rezone is approved, the proposal will need to comply with these requirements for future development or redevelopment of the site. Public Utilities and other departments will also be asked to review any specific development proposals submitted at that time.</p>

## **ATTACHMENT F: Public Process and Comments**

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### **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 the project and request for comments sent to the Chair of the Central City Neighborhood Council on March 16, 2017
- The Central City Neighborhood Council chose to not have the applicant or staff attend a regular meeting to explain the proposal. No comments were submitted by the CCNC to date related to this proposal.
- Staff held a public open house at the Liberty Senior Center on April 20, 2017 to solicit comments on the proposal. No comments were submitted by the public.

### **Notice of the public hearing for the proposal included:**

- Public hearing notice mailed on: May 11, 2017
- Public hearing notice sign posted on property: May 11, 2017
- Public notice posted on City and State websites and Planning Division list serve: May 11, 2017

### **Public Input:**

As of the date of this staff report, no public comments have been received in relation to the proposal.

# **ATTACHMENT G: Department Comments**

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## **CITY DEPARTMENT COMMENTS**

### **Zoning Review**

According to a 1991 survey recorded with Salt Lake County, the existing office building and detached parking structure in the R-O zone are non-complying in relation the minimum 25' front and corners-side yard setbacks. In the RM-U zone the office building will not comply the with the 15 feet maximum building setback, however as per 21A.24.170.E.7, all buildings in the R-MU zone, existing prior to April 12, 1995, are considered legal complying. Rezoning to RM-U will bring the existing structures into compliance with required setbacks, therefore, the Building Services Division has no zoning issues related the rezoning and master plan amendments.

### **Public Utilities**

Utility Comments related to both the master plan and zoning amendment:

There is an existing Sewer Main in 500 South and 400 East. There is a 6" water main in 500 south and also a 6" water main in 400 East. Both streets have mains on the opposite side of the street. There is a fire hydrant on 500 S and Denver and then one on 400 East at approximately 540 South. Water and sewer capacities will need to be evaluated. Stormwater detention and a technical drainage study will be required. Separate demolition permit will be required. Improvement plans will be reviewed by public utilities.

### **Sustainability**

No comments provided.

### **Engineering:**

No objections.

### **Transportation**

No comments provided.

### **Fire**

No comments provided.