



Staff Report

PLANNING DIVISION
DEPARTMENT OF COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Katia Pace, Principal Planner
(801) 535-6354 or katia.pace@slcgov.com

Date: August 9, 2017

Re: Neighborhood House
PLNPCM2017-00447 – Zoning Amendment
PLNSUB2017-00320 – Subdivision Amendment and Street Closure

ZONING AMENDMENT SUBDIVISION AMENDMENT & STREET CLOSURE

PROPERTY ADDRESSES & PARCEL ID:

Main address:

1050 West 500 South - 15-02-335-021

Sub-addresses are:

1060 West 500 South - 15-02-335-013

1110 West 500 South - 15-02-334-022

435 South 1100 West - 15-02-335-012

431 South 1100 West - 15-02-335-011

430 South 1100 West - 15-02-334-010

419 South 1100 West - 15-02-335-009

422 South 1100 West - 15-02-334-009

423 South 1100 West - 15-02-335-010

MASTER PLAN: The Westside Master Plan

ZONING DISTRICT: The site is zoned I Institutional and R-1/5000 Single Family Residential; the portion of 1100 West Street proposed to be closed and subsequently zoned is currently public property and not in a zoning district.

REQUEST: Neighborhood House would like to renovate the site and replace two existing daycare buildings with one larger new building. In order to make the desired changes, Neighborhood House is requesting to amend the zoning of four parcels (419, 422, 423, and 430 South 1100 West) from R-1/5,000 (Single Family Residential) to I (Institutional.) Further the applicant is requesting to close a portion of 1100 West Street that

is located on the site and Neighborhood House owns the properties abutting it. This portion of 1100 West exist on paper only and is not utilized for transportation purposes or to access other properties. Lastly, the applicant is requesting to consolidate all of the parcels on the site into a larger parcel.

The Planning Commission's role in the applications is to provide a recommendation for the map amendment and street closure to the City Council, who will make the final decision. The commission will decide whether to approve the preliminary plat for the subdivision amendment. The final subdivision plat would be recorded after the street closure is approved by the City Council.

RECOMMENDATION: Based on the information in this staff report, planning staff finds the proposals adequately meet the standards and recommends that the Planning Commission forward a positive recommendation to the City Council for the requests to amend the zoning map and to close the portion of 1100 West within the Neighborhood House site.

ATTACHMENTS:

- A. [Site Plan & Preliminary Plat](#)
- B. [Site Photographs](#)
- C. [Additional Applicant Information](#)
- D. [Existing Conditions](#)
- E. [Analysis of Standards](#)
- F. [Public Process and Comments](#)
- G. [Department Comments](#)

PROJECT DESCRIPTION & BACKGROUND: Neighborhood House is a daycare for both children and adults. It has operated on this site since 1960. The site consists of two main buildings as well as other accessory buildings. Both daycares are operating at maximum capacity. Furthermore, both buildings are aging and suffering from structural issues that need immediate attention.

Eventually, a new 56,000 square foot facility will be built, it would provide the space needed to combine all programs, both children and adult, under one roof. The project would be done in phases, the first phase would be to build the children's facility. The second phase would be for the old children's daycare building to be demolished for construction of the adult wing. Third phase would be demolition of the current adult facility. The plan also includes a new playground, outdoor spaces for adult clients, and a new parking and covered drop off area.

The proposal involves three separate requests (addition information on the three requests is explained below):

1. Amend the zoning map designation for four parcels from R-1/5000 to Institutional.
2. Close the portion of 1100 West within the Neighborhood House site.
3. Subdivision Amendment to consolidate the parcels on the Neighborhood House site.



Existing site. Blue line shows location of portion of 1100 West proposed to be closed.

Zoning Map Amendment

Children and adult daycares are permitted land uses in the Institutional zoning district but not allowed in the R-1/5,000 zoning district. In order to move forward with the redevelopment plans, they need to rezone all of the site to Institutional. The Neighborhood House site consists of nine parcels. Four of these parcels (419, 422, 423, and 430 South 1100 West) are zoned R-1/5,000 and the remainder of the parcels are zoned Institutional as shown in the map below. The 430 South 1100 West parcel is partially zoned R-1/5,000 and the remainder is zoned Institutional. If closed, the portion of the street would be zoned Institutional.

Both children and adult daycare are allowed land uses in the Institutional zoning district but not allowed uses in the R-1/5,000 zoning district.



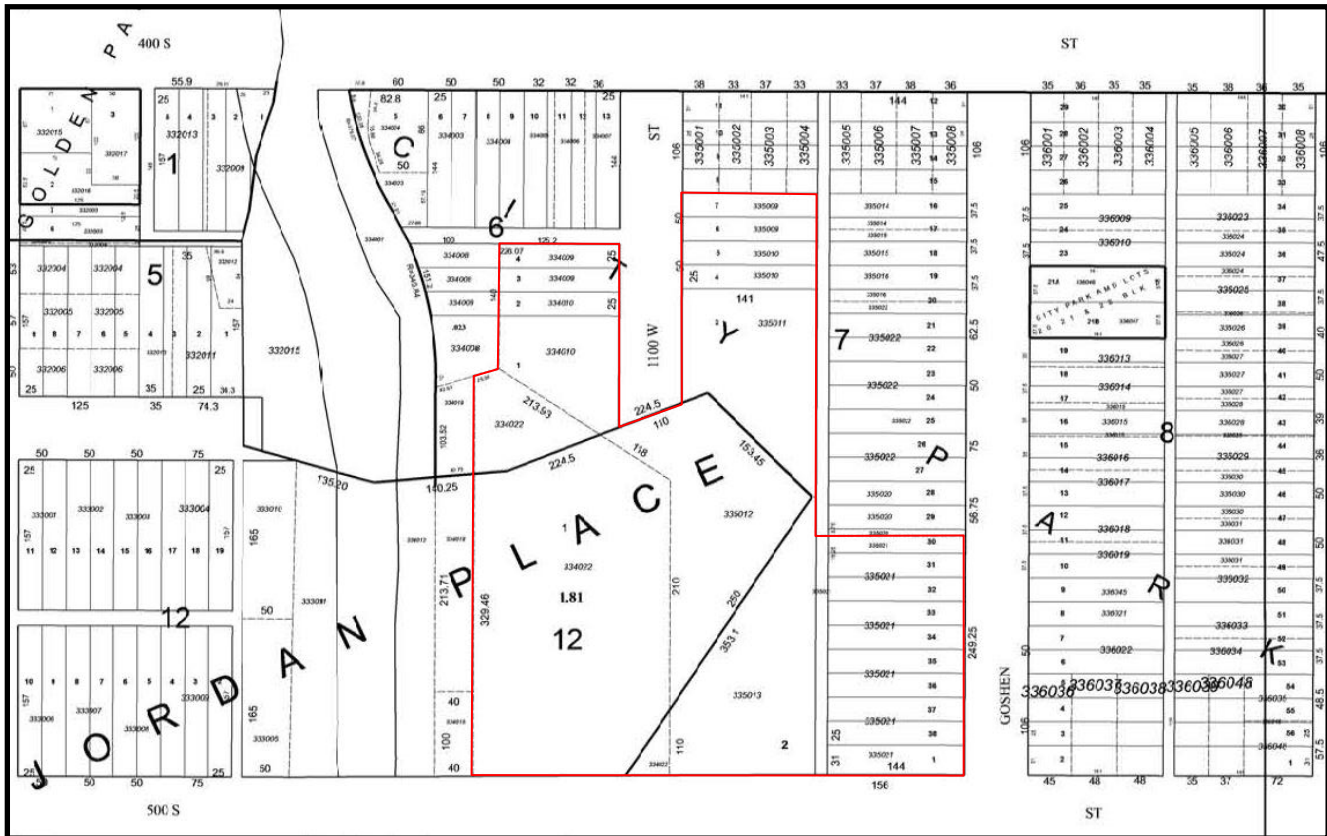
Street Closure

The portion of 1100 West that is being proposed to be closed exists in paper only. Physically the street appears to be part of the Neighborhood House site and it has been used as part of the existing baseball field on the site. This portion of the street was platted in 1888 as part of the City Park Subdivision and in the plat the street ends at the Jordan River, however, the river changed its trajectory, explaining the reason the street ends in the middle of the block. If closed, the portion of the street would be consolidated with the larger Neighborhood House site, and would be zoned Institutional.



Subdivision Amendment

The parcels on the site need to be consolidated prior to Neighborhood House being able to get permits to implement their plan. The parcels in question are part of the platted City Park and Jordan Place subdivisions. The portion of 1100 West Street would be closed by ordinance and subsequently be consolidated and recorded with the amended subdivision plat.



KEY ISSUES:

The following key issues were identified:

Issue 1: Parking and Traffic Study

The Institutional zoning district requires, as per Section 21A.32.080, that a traffic and parking study be submitted to the city in conjunction with the site plan review whenever an expansion of an existing use or an expansion of the mapped district is proposed.

The proposed site plan shows three different areas for parking.

1. Continuation of existing parking on the southwest of the site.
2. Proposed parking in front of the building to be located beyond the front yard setback and in the buildable area.
3. The parking on the back of the building and in the northeast area of the site.

Although the land use will not change and traffic patterns would remain similar from what is existing, more study should be done to ensure that there would be no negative impacts on the residential neighborhood. Staff recommends that a traffic and parking study should be placed as a condition of approving the map amendment.



Proposed plan for the site. Parcels in red are zoned Institutional. Parcels in yellow are currently zoned R-1/5,000 and are being reviewed to be rezoned Institutional. Area in blue is where the requested street closure is located. If street is closed it would be zoned Institutional.

Issue 2: Zoning on portion of street to be closed

After the City Council abandons a street as a public right-of-way, it declares the land surplus property. The land then becomes the same zoning district as the property adjacent to it. Right now the zoning of the adjacent parcels is R-1/5,000 but would change if the rezoning request is approved by the City Council. Staff recommends that a condition be placed that this portion of 1100 West will be zoned Institutional after it is declared surplus property.

Issue 3: Purchase of street right-of-way

Salt Lake City has a policy that when a portion of a street is closed, it is declared surplus property and sold to the adjacent property owner/s at fair market value. Neighborhood House is the only adjacent property owner, and is requesting that the City waive this requirement and to donate the land instead. Neighborhood House feels that as a nonprofit agency that provides a service to the citizens of the community it should be exempt from having to purchase the property.

The Real Estate Services staff in conjunction with Finance and the City Attorney's office are compiling a Public Benefit's Analysis to be transmitted to City Council for a hearing and approval simultaneously with Planning's transmittal to the City Council.

DISCUSSION:

Neighborhood House has operated as a children's daycare for more than 120 years and as an adult daycare for approximately 40 years. It has operated on this site since 1960. The need for Neighborhood House's services is growing faster than the existing buildings can handle. The facilities are operating at maximum capacity. Both buildings are aging and suffering from structural issues that need immediate attention. A study by the applicant found that constructing a new building would be more cost-effective than trying to retrofit the current ones, and would be the only way to achieve up-to-date structural and safety standards.

Salt Lake City's master planning documents support the services Neighborhood House provides. These policies will be discussed further in this report in the "Existing Conditions" section (Attachment D.)

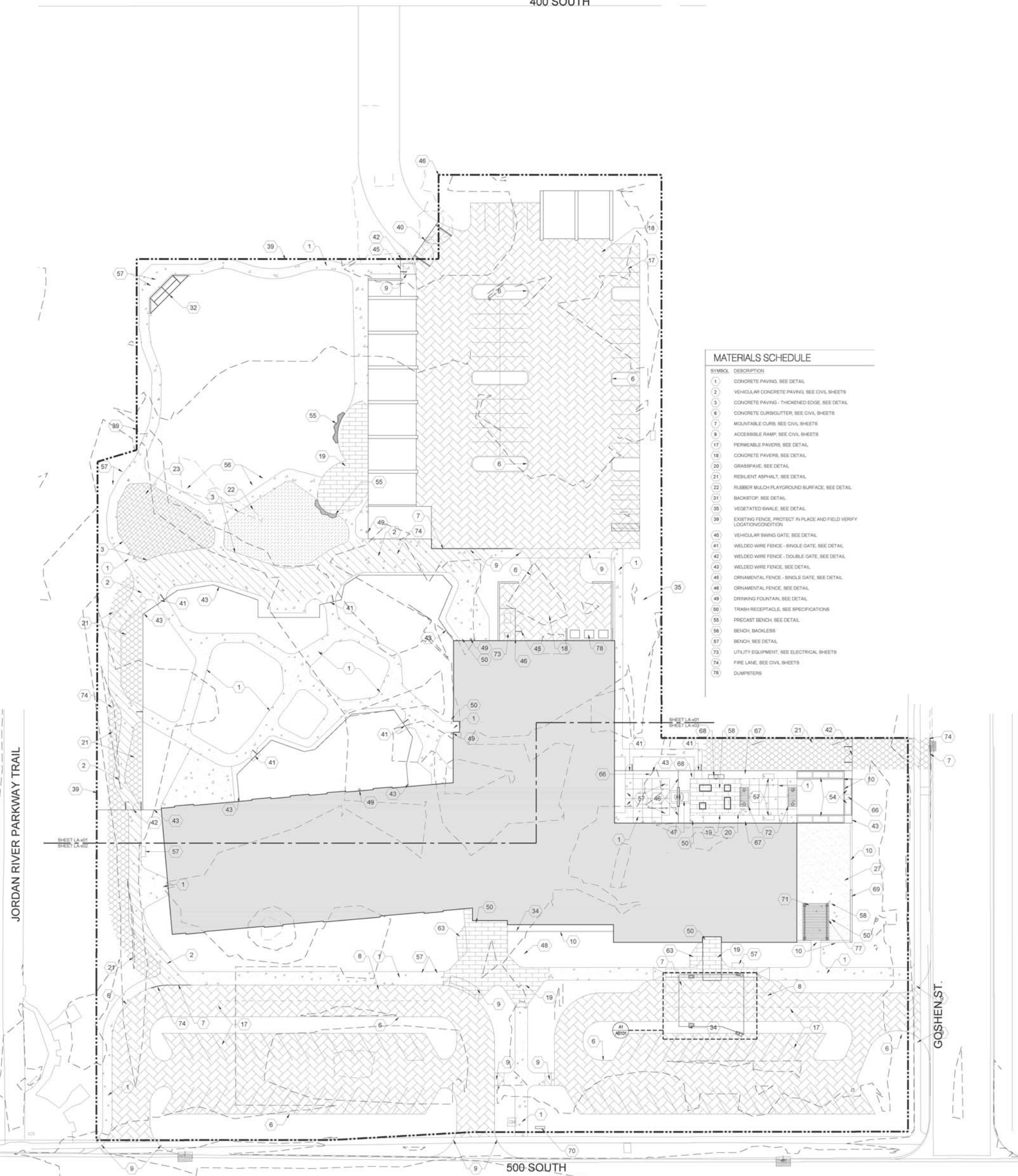
NEXT STEPS:

The Planning Commission's recommendations regarding the zoning map amendment and street closure will be forwarded to the City Council for their consideration as part of their final decision. The commission would make a decision regarding the preliminary plat. After the City Council approves the street closure deeds to the land would be exchange for the amount the City Council decides. Subsequently a final subdivision plat would be recorded showing the lots and land from the street closure consolidated.

If ultimately denied, the applicant would still be eligible to develop the property except for the portion of 1100 West property which is owned by the city and the properties zoned R-1/5,000 that do not allow the daycare land use. The proposed new parking would have to be move out of the parcels zoned R-1/5,000.

ATTACHMENT A: SITE PLAN & PRELIMINARY PLAT

400 SOUTH



MATERIALS SCHEDULE

SYMBOL	DESCRIPTION
1	CONCRETE PAVING, SEE DETAIL
2	VEHICULAR CONCRETE PAVING, SEE CIVIL SHEETS
3	CONCRETE PAVING - THICKENED EDGE, SEE DETAIL
6	CONCRETE CURB/GUTTER, SEE CIVIL SHEETS
7	MOUNTABLE CURB, SEE CIVIL SHEETS
9	ACCESSIBLE RAMP, SEE CIVIL SHEETS
17	PERMEABLE PAVERS, SEE DETAIL
18	CONCRETE PAVERS, SEE DETAIL
20	GRASSPAVE, SEE DETAIL
21	RESILIENT ASPHALT, SEE DETAIL
22	RUBBER MULCH PLAYGROUND SURFACE, SEE DETAIL
31	BACKSTOP, SEE DETAIL
35	VEGETATED SWALE, SEE DETAIL
39	EXISTING FENCE, PROTECT IN PLACE AND FIELD VERIFY LOCATION/CONDITION
40	VEHICULAR SWING GATE, SEE DETAIL
41	WELDED WIRE FENCE - SINGLE GATE, SEE DETAIL
42	WELDED WIRE FENCE - DOUBLE GATE, SEE DETAIL
43	WELDED WIRE FENCE, SEE DETAIL
45	ORNAMENTAL FENCE - SINGLE GATE, SEE DETAIL
46	ORNAMENTAL FENCE, SEE DETAIL
49	DRINKING FOUNTAIN, SEE DETAIL
50	TRASH RECEPTACLE, SEE SPECIFICATIONS
55	PRECAST BENCH, SEE DETAIL
56	BENCH, BACKLESS
57	BENCH, SEE DETAIL
73	UTILITY EQUIPMENT, SEE ELECTRICAL SHEETS
74	FIRE LANE, SEE CIVIL SHEETS
78	DUMPSTERS

JORDAN RIVER PARKWAY TRAIL

GOSHEN ST.

500 SOUTH





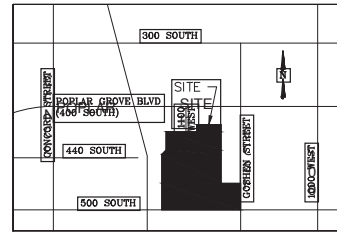
LEGEND

- ① GREEN SPACE
- ② PLAYGROUND
- ③ STAFF PARKING
- ④ GARAGES
- ⑤ BACK OF HOUSE
- ⑥ CHILD DAYCARE
- ⑦ ADULT DAYCARE
- ⑧ CHILD DAYCARE ARRIVAL AND PARKING
- ⑨ ADULT DAYCARE ARRIVAL AND PARKING



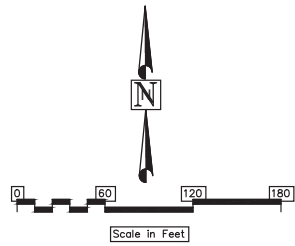
NEIGHBORHOOD HOUSE SUBDIVISION

LOCATED IN A PORTION OF BLOCK 6 AND 7
OF THE CITY PARK SUBDIVISION AND
LOT 1, BLOCK 12 OF THE JORDAN PLACE SUBDIVISION,
BEING IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1
SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

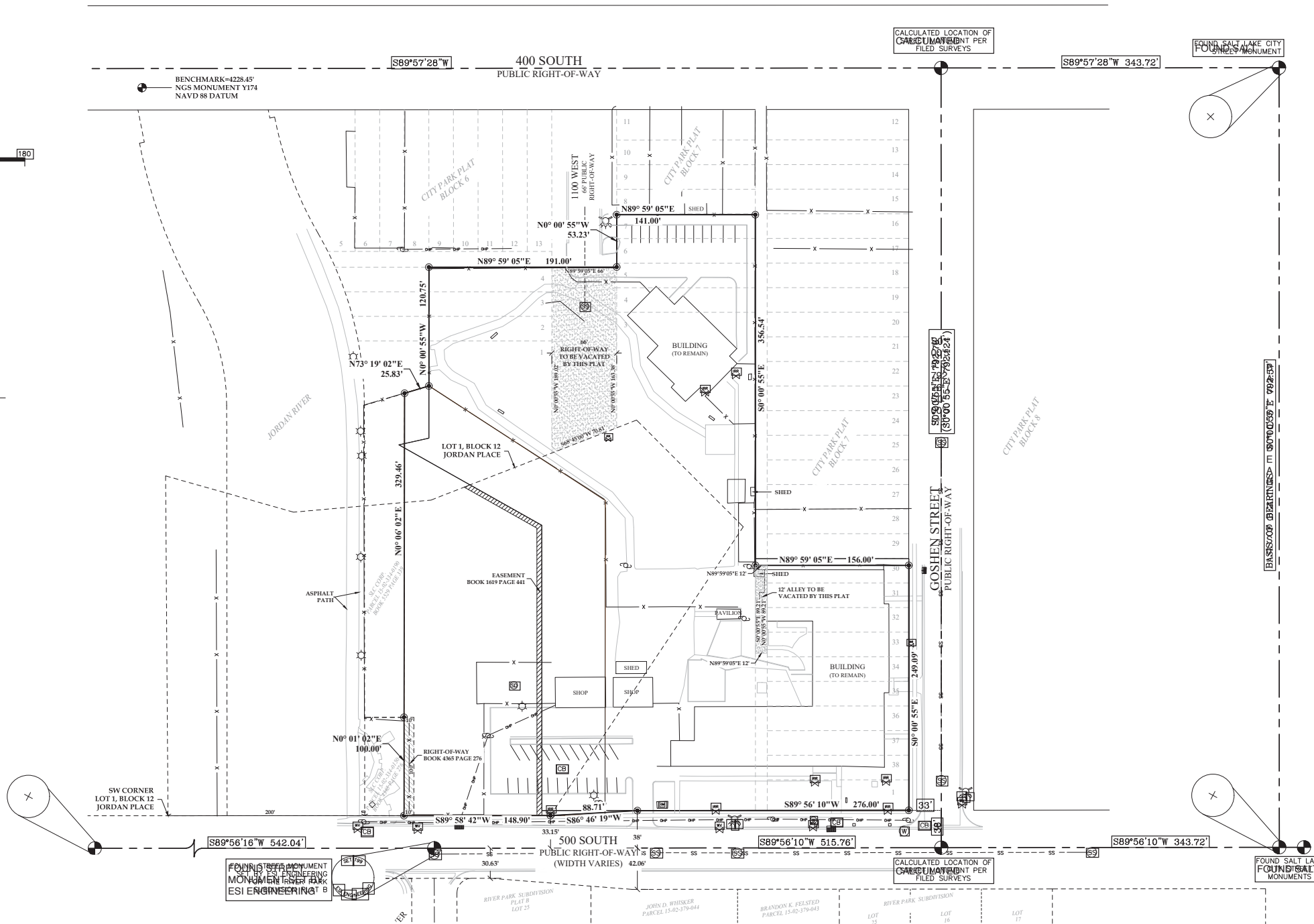


VICINITY MAP
(N.T.S.)

PRELIMINARY



- LEGEND**
- PROPERTY CORNER (IRON PIPE OR CONCRETE CAP)
 - FOUND PROPERTY CORNER (IRON PIPE)
 - FOUND STREET MONUMENT
 - TREE
 - TELEPHONE PEDESTAL
 - WATER VALVE
 - IRRIGATION VALVE
 - WATER METER/MANHOLE
 - FIRE HYDRANT/RISER
 - GAS METER
 - ELECTRICAL METER/BOX
 - POWER TRANSFORMER
 - ELECTRICAL MANHOLE
 - LIGHT POLE
 - SEWER MANHOLE
 - SEWER CLEANOUT
 - STORM DRAIN MANHOLE
 - CATCH BASIN
 - SURVEY NOTES
 - ## SCHEDULE D EASEMENTS
 - BOUNDARY LINE
 - TITLE LINES
 - - - FENCE
 - - - POWER LINE (OVERHEAD)
 - - - SEWER LINE



SURVEYOR'S CERTIFICATE:
I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, THAT I HOLD LICENSE NO. 5183760 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS THE NEIGHBORHOOD HOUSE SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

CORY B. NEERINGS
PLS 5183760

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF CITY PARK SUBDIVISION BLOCK 7, SAID POINT BEING NORTH 0°00'55" WEST 38 FEET AND SOUTH 89°56'10" WEST 33 FEET FROM THE CENTERLINE MONUMENT AT THE INTERSECTION OF 500 SOUTH AND GOSHEN STREET;
THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF 500 SOUTH STREET THE FOLLOWING THREE COURSES:
1) THENCE SOUTH 89°56'10" WEST 276 FEET;
2) THENCE SOUTH 86°46'19" WEST 88.71 FEET;
3) THENCE SOUTH 89°58'42" WEST 148.90 FEET;
THENCE NORTH 0°01'02" EAST 100 FEET;
THENCE NORTH 0°00'02" EAST 329.46 FEET;
THENCE NORTH 73°19'02" EAST 25.83 FEET;
THENCE NORTH 0°00'55" WEST 120.75 FEET;
THENCE NORTH 89°59'05" EAST 191 FEET;
THENCE NORTH 0°00'55" WEST 53.23 FEET;
THENCE NORTH 89°59'05" EAST 141 FEET;
THENCE SOUTH 0°00'55" EAST 356.54 FEET;
THENCE NORTH 89°59'05" EAST 156 FEET TO THE WEST RIGHT-OF-WAY LINE OF GOSHEN STREET;
THENCE SOUTH 0°00'55" EAST 249.09 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF GOSHEN STREET TO THE POINT OF BEGINNING.

CONTAINS:
1 LOT
5.5488 ACRES
241,574 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS
BASIS OF BEARINGS WAS ESTABLISHED AS NORTH 0°00'55" WEST BETWEEN THE FOUND SALT LAKE CITY BRASS CAP MONUMENTS AT THE INTERSECTION OF 1000 WEST STREET WITH 400 AND 500 SOUTH STREETS, AS SHOWN HERON.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT I / WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE NEIGHBORHOOD HOUSE SUBDIVISION
IN WITNESS I HAVE HEREUNTO MY HAND THIS ____ DAY OF _____ 2017.

BY: _____
NAME: XXXXXXXXXXXXXXXX
TITLE: XXXXXXXXXXXXXXXX

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF SALT LAKE }

ON THE ____ DAY OF _____ A.D. 2017 PERSONALLY APPEARED BEFORE ME, THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID FREELY AND VOLUNTARILY EXECUTE THE SAME FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____, RESIDING IN _____
COUNTY _____

NEIGHBORHOOD HOUSE SUBDIVISION

LOCATED IN A PORTION OF BLOCK 6 AND 7
OF THE CITY PARK SUBDIVISION,
LOT 1 BLOCK 12 OF THE JORDAN PLACE SUBDIVISION, AND
THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

LEGEND ENGINEERING

52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-854-4828
www.legendengineering.com

<p>PUBLIC UTILITIES DEPARTMENT</p> <p>APPROVED AS TO SANITARY SEWER, STORM DRAINAGE, AND WATER UTILITY DETAIL THIS ____ DAY OF _____, 20__</p> <p>SALT LAKE CITY PUBLIC UTILITIES DIRECTOR</p>	<p>SALT LAKE VALLEY HEALTH DEPARTMENT</p> <p>APPROVED THIS ____ DAY OF _____, 20__</p> <p>SALT LAKE VALLEY HEALTH DEPT.</p>	<p>CITY ENGINEERING DIVISION</p> <p>HEREBY CERTIFY THAT I HAD THIS PLAN EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE AND IS HEREBY APPROVED.</p> <p>CITY ENGINEER _____ DATE _____</p> <p>CITY SURVEYOR _____ DATE _____</p>	<p>CITY PLANNING DIRECTOR</p> <p>APPROVED THIS ____ DAY OF _____ BY THE SALT LAKE CITY PLANNING COMMISSION</p> <p>PLANNING DIRECTOR _____ DATE _____</p>	<p>CITY ATTORNEY</p> <p>APPROVED AS TO FORM THIS DAY OF _____, 20__ AND IT IS HEREBY APPROVED.</p> <p>2 SALT LAKE CITY ATTORNEY</p>	<p>CITY APPROVAL</p> <p>PRESENTED TO SALT LAKE CITY THIS ____ DAY OF _____, 20__ AND IT IS HEREBY APPROVED.</p> <p>SALT LAKE CITY MAYOR _____</p> <p>SALT LAKE CITY RECORDER _____</p>	<p>SALT LAKE COUNTY RECORDER</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE ____ TIME ____ BOOK ____ PAGE ____</p> <p>DEPUTY: SALT LAKE COUNTY RECORDER</p>	<p>REVISION: NONE</p> <p>DATE: 3/29/17</p> <p>SCALE: 1"=60'</p> <p>PAGE: 1 OF 1</p> <p>PROJECT: S17-016</p>
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ATTACHMENT B: SITE PHOTOGRAPHS



Aerial view of the Neighborhood House site, and surrounding residential neighborhood.



View of the portion of the street to be closed, beyond the gate.



1100 West to remain open.



Northern portion of the site, looking west. Area to be rezoned from R-1/5,000 to Institutional zoning.



Northern portion of the site, looking east. Area to be rezoned from R-1/5,000 to Institutional zoning.

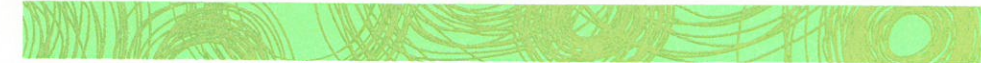


View of the 500 South façade.



View of houses across the street on 500 South.

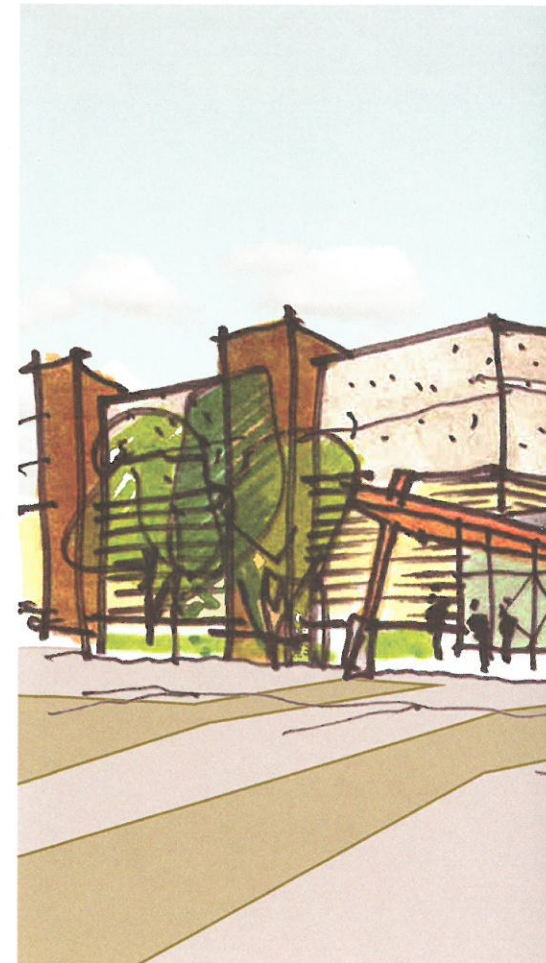
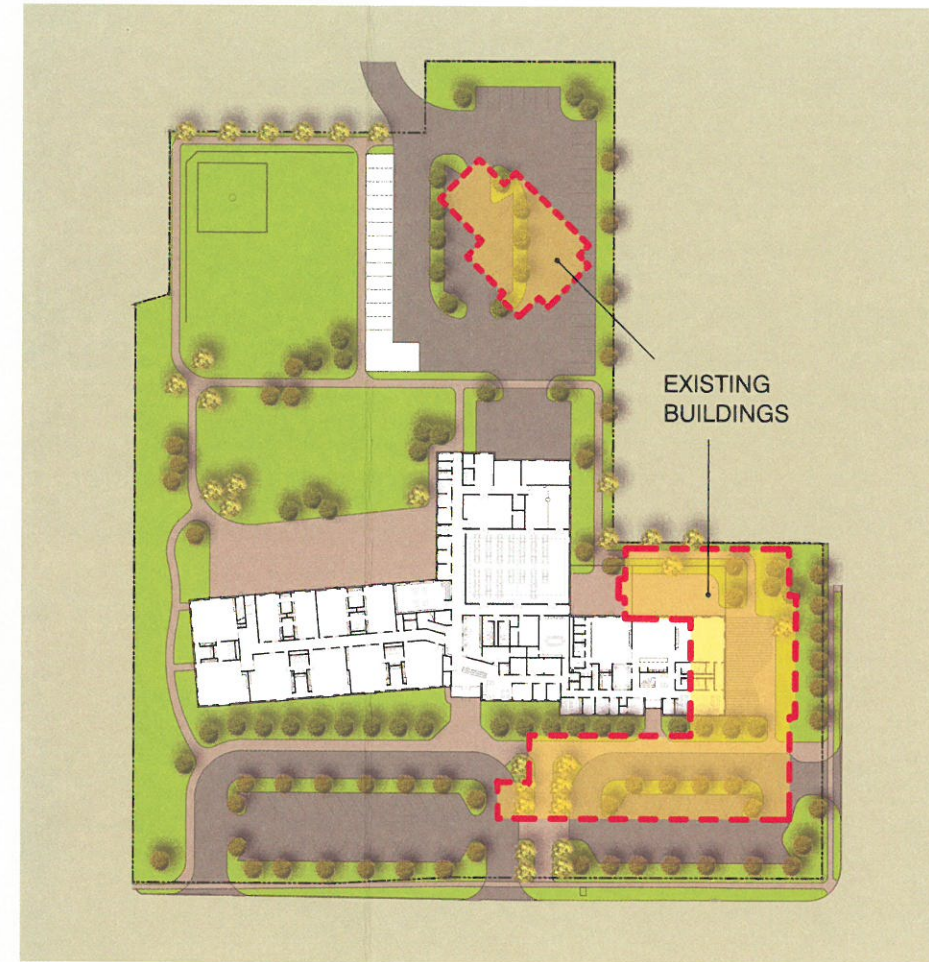
ATTACHMENT C: ADDITION APPLICATION INFORMATION



A comprehensive study found that constructing a new building would be more cost-effective than trying to retrofit our current ones, and would be the only way to achieve up-to-date structural and safety standards. Our new 56,000 square foot facility will provide the space we need to combine all of our programs under one roof, expand our impact, and continue to build upon the tradition we started 123 years ago.

Building on best practices

Neighborhood House operates in two highly regulated industries—childcare and adult day services. Everything we do is designed around strict licensing regulations, accreditation standards, and best practices. That means our facility must measure up—whether it's having the correct square footage for the programs we offer and the number of clients we serve, the proper kitchen facilities, or areas designed to cater to varying ability levels for our adult clients. Building a more suitable building is the smart, and forward-looking solution.



A campus that will open doors for years to come

The new building will accommodate a 40% increase in childcare enrollment, meeting pent-up demand. ●

Because our campus sits on 5.5 acres, there is room to build our new 56,000 square foot building next to our current ones, with no disruption of services during construction. ●

The money we've been spending on costly repairs can now be directed to quality staff, programs, and enhanced curricula. ●



Our new building will provide a more secure environment that is designed to better meet the needs of our adult clients and provide ample space for our children to learn, explore and play. ●

The children's facility will be built first. Upon completion, we will safely move the children into the new building, then take down the old one and begin construction of the adult wing where the children's facility now stands. When that's done, we'll move our adults from both locations into the new wing and take down the current adult facility. ●

Both our child and adult programs will be housed under one roof, which will allow us to do more intergenerational activities. ●

Centralized common areas such as the kitchen, meeting rooms and shared spaces will result in efficiencies and cost savings. ●

Our adult center will now be able to offer more specialized care. Adding a program for more independent adults enables them to

access care sooner, which often results in delayed age-related decline and improved outcomes. ●

ATTACHMENT D: EXISTING CONDITIONS

Existing Conditions:

The existing site is approximately 5.5 acres in size. The site is bordered on the west by the Jordan River and parkway property and the east by single-family residential properties, the south side by single-family residences across the street from 500 South and north side by single-family residential properties. All surrounding residential properties are zoned R-1/5000 and on the west side the parkway is zoned Institutional.

The portion of 1100 West that is being proposed to be closed exists in paper only. Physically the street right-of-way appears to be part of the Neighborhood House site and has been used as part of the existing baseball field on the site.

The site is composed of two daycare buildings, accessory buildings, open space, playground, and parking.

SPECIFIC ZONING DISTRICT PURPOSE STATEMENTS

21A.24.070 R-1/5000 Single Family Residential District

The purpose of the R-1/5,000 single-family residential district is to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) square feet in size. This district is appropriate in areas of the city as identified in the applicable community master plan. Uses are intended to be compatible with the existing scale 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.

21A.32.080 Institutional District

The purpose of the Institutional district is to regulate the development of larger public, semipublic and private institutional uses in a manner harmonious with surrounding uses. The uses regulated by this district are generally those having multiple buildings on a campus-like setting. Such uses are intended to be compatible with the existing scale and intensity of the neighborhood and to enhance the character of the neighborhood. This district is appropriate in areas of the city where the applicable master plans support this type of land use.

RELATED MASTER PLAN ITEMS

Plan Salt Lake, adopted 2015

- *Vision* - We expect that our government will be open, fair, and responsive to the needs of the City. We expect that all people will be treated equitably, with dignity and respect, and be free from discrimination and that these tenets will be followed as we see demographic changes.
- *Neighborhoods Guiding Principle* - Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.

Westside Master Plan, adopted 2014

The Westside Master Plan lists Neighborhood House under community “assets and resources.” The master plan list several goals below that support the redevelopment, the use and services provided by Neighborhood House.

- Promote reinvestment and redevelopment in the Westside community through changes in land use, improved public infrastructure and community investment to spur development that meets the community's vision while maintaining the character of Westside's existing stable neighborhoods.
- Recognize, develop and foster opportunities for unique, mixed use neighborhood and community nodes in the Westside that reflect the diverse nature of the community and provide resources to allow for their growth.
- Recognize, develop and foster opportunities for regional nodes that strengthen the community's employment base while providing large-scale commercial retail and services for residents and employees of the Westside.
- Enhance and expand the internal network of assets, nodes and resources ensuring that all residents and employees in the Westside have access to goods, services and activities and the opportunity to walk or bicycle safely to them.

City Council Philosophy Statements, adopted 2012

- *Neighborhood Quality Of Life* - We value a broad definition of what “neighborhoods” entail – a neighborhood is a place a community calls home which includes shelter, sense of belonging, resources, and connections.
- *Comprehensive Housing Policy* - Promote a diverse and balanced community by ensuring that a wide range of housing types and choices exist for all income levels, age groups, and types of households;

Creating Tomorrow Together, prepared 1998

- *Social Environment Subcommittee* - We envision Salt Lake City as the best place in America for families. We stress the importance of children to our communities. When the needs of our children, all children, are properly addressed, the needs of the entire community are met. We also stress the importance of the elderly, the disabled, and in fact, we stress the importance of all our citizens. The best place in America for families must be a place where everyone is valued for the unique strengths they bring to our community.

ATTACHMENT E: ANALYSIS OF STANDARDS

ZONING MAP AMENDMENTS

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

Factor	Rationale	Finding
<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>The adult daycare that Neighborhood House allows people to stay living in their homes instead of moving to an assisted living facility or a nursing home. Plan Salt Lake encourages housing options that accommodate aging in place. It also encourages neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein. The Westside Master Plan and other City policies listed on Attachment D also speak of the need for the services Neighborhood House provides.</p>	<p>Complies- Salt Lake City master plans and policies support the redevelopment and expansion of Neighborhood House in this community.</p>
<p>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</p>	<p><i>The purpose of the Institutional district is to regulate the development of larger public, semipublic and private institutional uses in a manner harmonious with surrounding uses. The uses regulated by this district are generally those having multiple buildings on a campus-like setting. Such uses are intended to be compatible with the existing scale and intensity of the neighborhood and to enhance the character of the neighborhood. This district is appropriate in areas of the city where the applicable master plans support this type of land use.</i></p> <p>Most of the site is already zoned Institutional except for four of the parcels located on the north of the site and the street parcel. This is an existing site. Neighborhood House has been operating on this site for approximately 57 years. Neighborhood House provides a service to the residents of the neighborhood.</p> <p>The parcels proposed to be rezoned are currently being used as open space, parking, and part of the adult daycare building. The use on these parcels would remain except for the building which is proposed to be removed.</p>	<p>Complies-Staff finds that this site is part of the character of this neighborhood and the map zoning amendment supports the purpose of the zoning ordinance.</p>
<p>3. The extent to which a proposed map amendment will affect adjacent properties;</p>	<p>To the west of the Neighborhood House site is the Jordan River. Open space from the site would visually blend with the Jordan River parkway. To the north and east of the site is low density residential. The proposed parking on the north will be behind the building and homes and will not be visible from the street.</p>	<p>Complies-The parcels to be rezoned are part of the greater site and the rezoning will not change or have a negative impact on the adjacent properties.</p>

<p>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards</p>	<p>This site is located within the Airport Influence Zone H. The uses within zone H shall be the same as the underlying zoning district. Zone H does have a height restriction of 150 foot maximum.</p> <p>If the rezoning is approved, the underlying Institutional zoning district would allow a daycare center. The proposed “Children’s Wing” on the new building will be approximately 32 feet high with two stories. The “Adult Wing” will be one story at approximately 20 feet high.</p>	<p>Complies</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>The proposed subsequent development of the subject properties was reviewed by the various city departments tasked with administering public facilities and services. The Transportation Division recommends that a Traffic and Parking Study be done to guarantee that no negative impact will occur.</p>	<p>A traffic and parking study should be placed as a condition of approving the map amendment.</p>

STREET CLOSURE

In 1999, the City Council developed policy statements in an effort to guide decisions related to street closures. The policy statements are as follows:

Factor	Rationale	Finding
<p>1. It is the policy of the City Council to close public streets and sell the underlying property. The Council does not close streets when the action would deny all access to other property.</p>	<p>This portion of 1100 West exists on paper only. The street does not provide access to adjacent private property and does not serve as a street. All parcels adjacent to the street are owned by Neighborhood House.</p>	<p>The proposed street closure would not deny access to the properties adjacent to the closure.</p>
<p>2. The general policy when closing a street is to obtain fair market value for the land, whether the abutting property is residential, commercial or industrial.</p>	<p>As mentioned above, Neighborhood House owns all of the parcels adjacent to the street and initiated this petition to obtain the street and ultimately consolidate them for development purposes. The applicant is requesting that Salt Lake City donates the land because they are a non-profit organization that provides an important service to the City. The Real Estate Services</p>	<p>The request to waive the purchase is being processed. The City Council will ultimately make a decision on the value.</p>

	staff in conjunction with Finance and the City Attorney's office are compiling a public benefit's analysis to be transmitted to City Council for a hearing and approval simultaneously with Planning's transmittal to the City Council.	
3. There should be sufficient public policy reasons that justify the sale and/or closure of a public street and it should be sufficiently demonstrated by the applicant that the sale and/or closure of the street will accomplish the stated public policy reasons.	Physically the street right-of-way appears to be part of the Neighborhood House site and has been used as part of the existing baseball field on the site. According to the proposed plan for this site, this portion of the street would be used for open space and parking. As stated above, there are City master plans and policies that support the services that Neighborhood House provides.	The relevant City master plans have established policies that are compatible with the proposed street closure.
4. The City Council should determine whether the stated public policy reasons outweigh alternatives to the closure of the street.	If the subject segment of 1100 West is not closed, it could remain in the street inventory. However, as it serves no connective function, keeping the property in the Salt Lake City street inventory prohibits the property from being fully developed to meet the needs of the Neighborhood House and the City policies listed on Attachment D.	The alternative to this request is to maintain the property as it currently exists. Staff finds that the benefits of closing the street outweighs the alternative.

PRELIMINARY PLATS FOR SUBDIVISION AMENDMENT

20.16.100: STANDARDS OF REVIEW: Applications processed pursuant to this chapter shall meet the following standards.

Factor	Rationale	Finding
A. The subdivision complies with the general design standards and requirements for subdivisions as established in chapter 20.12 of this title;	The subject property complies and conforms to the design standards and requirements as set forth in Section 20.12 of the Salt Lake City Code. The Engineering Division recommended minor changes to the plat. The final plat will need to show those changes corrected before the Engineering will sign the plat to be recorded.	Complies
B. All buildable lots comply with all applicable zoning standards;	If the zoning map amendment is approved changing the zoning on the properties in questions from R-1/5000 to Institutional, the property will be compliant with all zoning requirements.	Complies
C. All necessary and required dedications are made;	The subject property does not require dedications to be made.	Complies
D. Water supply and sewage disposal shall be satisfactory	Public Utilities had no comments concerning this project. The consolidation of lots will not impact water or sewage.	Complies

to the public utilities department director;		
E. Provisions for the construction of any required public improvements, per section 20.40.010 of this title, are included;	No public improvements have been proposed or required in connection with the preliminary subdivision plat.	Complies
F. The subdivision otherwise complies with all applicable laws and regulations;	Consolidation of the subject parcels will comply with all applicable laws and regulations.	Complies
G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right of way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.	<p>The parcels in question are a part of the platted City Park and Jordan Place subdivisions.</p> <p>This portion of 1100 West exists only on paper. The street does not provide access to adjacent private property and does not serve as a street. All parcels adjacent to the street are owned by Neighborhood House.</p> <p>The subdivision amendment will not impact any of the abutting property owners.</p>	Complies

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 the public hearing for the proposal included:

- Public hearing notice mailed on July 27, 2017.
- Public hearing notice posted on July 31, 2017.
- Public notice posted on City and State websites and Planning Division list serve: July 27, 2017.

Poplar Grove Community Council

- The Poplar Grove Community Council was notified of the petition on May 26, 2017 and again on June 12, 2017 after the Map Amendment was added to the request.
- The Chair of Poplar Grove Community Council responded that the community council had no questions or concerns with this project. The email from the Poplar Grove Community Council Chair is attached indicating their support of the proposal.

Open House

- The request for a Street Closure and Subdivision Amendment was presented at a Planning Division's Open House on June 15, 2017. No members of the public come for this presentation.
- The Map Amendment was added to the request and an additional Planning Division's Open House was held on July 20, 2017. No members of the public come for this presentation.

Public Comment

- One phone inquiry was received about access from 1100 West, however, when staff explained that the portion of the street that is being proposed to be closed would not affect the access in question, the caller was satisfied and had no objection to the project.

ATTACHMENT G: Department Comments

CITY DEPARTMENT COMMENTS

Public Utilities (Jason Draper): No comments.

Engineering (Scott Weiler):

Closing a portion of 1100 West can't be done by this plat. It has to be closed by an ordinance.

Transportation (Scott Vaterlaus):

Transportation Division has no issues with amending the zoning, consolidating the parcels or closing of the portion of 1100 West that is currently not used as a street. Transportation will have additional comments on the site plan when it proceeds through the review process.

A traffic /parking study will be required and should define any expansion of use and document that no significant impacts will occur.

Zoning (Gregory Mikolash): No objections.

Fire (Ed Itchon): No objections.

Real Estate Services (Daniel Rip):

Real Estate Services staff in conjunction with Finance and the City Attorney's office will compile the public benefit's analysis to be transmitted to City Council for a hearing and approval.