



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

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To: Salt Lake City Planning Commission  
From: Sara Javoronok, 801-535-7625  
Date: June 27, 2018  
Re: PLNPCM2018-00256 1332 & 1334 E 500 S

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## Zoning Map Amendment

**PROPERTY ADDRESS:** 1332 & 1334 E 500 S  
**PARCEL ID:** 16-04-351-002-0000 & 16-04-351-003-0000  
**MASTER PLAN:** Central Community  
**ZONING DISTRICT:** RMF-75

**REQUEST:** The petitioner, Cody Chamberlain of D3cade Homes, is requesting a zoning map amendment from RMF-75, High Density Multi-Family Residential District to R-MU-45, Residential/Mixed Use Residential District for the properties located at approximately 1332 & 1334 E 500 S. The rezone is anticipated to allow for a future residential use with a commercial component on the site.

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

### ATTACHMENTS:

- A. [Vicinity Maps \(Zoning & Future Land Use\)](#)
- B. [Site Photographs](#)
- C. [Additional Applicant Information](#)
- D. [Existing Conditions & Development Standards](#)
- E. [Analysis of Standards](#)
- F. [Public Process & Comments](#)
- G. [Department Review Comments](#)

### PROJECT DESCRIPTION:

The applicant is seeking to develop a future residential use with a commercial component on the site. The properties have a combined area of approximately 8,165 square feet and are currently vacant. The small size of the site and the existing standards including lot area, lot width, driveway width and yard requirements limit their development. For example, in the existing RMF-75, multi-family dwellings require a minimum lot size of 9,000 square feet and a minimum lot width of 80 to 100 feet depending on the number of units. Additionally, the minimum driveway width is 12 feet. The existing zoning

generally precludes development at an intensity greater than a single family home. The proposed rezoning will allow for the future development of a mixed use building with a greater residential density on the small site.



*Map showing the area proposed for rezoning highlighted in yellow with existing adjacent zoning identified*

#### **KEY ISSUES:**

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

#### **Issue 1: Compatibility with adopted planning documents**

The proposed rezoning is compatible with several of the city's adopted planning documents: *Plan Salt Lake*, *Growing SLC: A Five Year Housing Plan*, and the *Central Community Master Plan*.

#### **Plan Salt Lake**

Consistent with *Plan Salt Lake*, the proposal will provide a mix of uses, infill development on underutilized land, and high density residential development in areas served by transit. The plan identifies several initiatives that the proposed rezoning helps to implement. In the Growth Chapter, the following apply:

1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
2. Encourage a mix of land uses.

### 3. Promote infill and redevelopment of underutilized land.

The proposed rezoning is located on 500 South, which is an arterial roadway with a transit line. The site is also within ¼ mile of the Stadium TRAX station. Currently, the subject property is vacant and a mixed use building is the proposed future use. The proposed building is predominantly residential with a small commercial component. The proposal would provide a mix of uses and infill development on underutilized land.

Two initiatives in the Housing Chapter apply as well:

4. Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.
7. Promote high density residential in areas served by transit.

The site is located in close proximity to existing infrastructure, including a transit line, and is in close proximity to the University of Utah, which places it in a people-oriented location. The proposal is for a building that would be predominantly residential.

### **Growing SLC: A Five Year Housing Plan**

The proposal is also consistent with Goal 1 in *Growing SLC: A Five Year Housing Plan, 2018-2022*. The plan addresses the increasing divide between income and housing costs and promotes additional strategies to increase the supply of available and affordable housing. Goal 1 is particularly relevant to this proposal stating: “Increase housing options: reform city practices to promote a responsive, affordable, high-opportunity housing market.” The proposed rezoning is anticipated to increase the housing options and provide additional housing in the community that is targeted towards the student population. This is appropriate given the location of the property directly to the southwest of the University of Utah.

### **Central Community Master Plan**

As outlined by the applicant in Attachment C, several goals in the *Central Community Master Plan* apply, as well as additional criteria. The plan’s Vision for the Future identifies several applicable criteria among four goals:

#### *Livable communities and neighborhoods*

- A variety of residential land use supports all types of housing and the affordability of the housing stock.
- The appropriate transition of multi-family housing with mixed land uses in designated areas supports sustainable development within the community.

#### *Vital and sustainable commerce*

- Increased pedestrian accessibility and cultural activities encourage more housing that supports the employment center of the downtown area.
- An enhanced built environment encourages employees to work and live in the Central Community and supports the creation of smaller locally owned businesses.

#### *Unique and active places*

- New places where people can gather, meet, socialize, and recreate are created using design excellence and shared resources.
- Existing destination centers and gathering places are enhanced through urban design recommendations.

#### *Pedestrian mobility and accessibility*

- Children, senior adults, and those with disabilities can access destination points without being threatened by vehicular movement.
- Improved pedestrian movement along arterials and collectors ensures pedestrian safety.

The proposed rezoning would allow for a future development that would provide housing and a commercial component that could serve as a community gathering place. This would be in a location that is accessible to pedestrians and in close proximity to transit. These elements would improve area sustainability.

Specific to the East Central Neighborhood Planning Area, the proposed project provides housing on a small piece of land that is consistent with its high density residential land use designation. Within the East Central Neighborhood Planning Area Issues, several in the residential section apply:

- Reduce excessive density potential, stabilize the neighborhood, and conserve the neighborhood's residential character.
- Improve zoning enforcement, including illegal conversion to apartments, yard cleanup, "slum lords," etc.
- Encourage higher density housing in East Downtown, Downtown, and Gateway to decrease the pressure to meet those housing needs in this neighborhood.
- Ensure new multi-family development is carefully sited, well designed, and compatible in scale.
- Provide more affordable housing (owner occupied and rental).

The proposal will maintain the residential character of the area with a mixed-use building that is primarily residential with a small commercial component. The proposed density is consistent with the master plan and the intensity of the surrounding development and infrastructure.

## **Issue 2: Existing zoning limitations and proposed zone**

The subject property is currently zoned RMF-75, which allows for high density multi-family dwellings at a maximum density less than 85 dwelling units per acre. As stated above, multi-family dwellings require a minimum lot size of 9,000 square feet and a minimum lot width of 80 to 100 feet depending on the number of units. The district also includes other neighborhood serving uses that are intended to be compatible such as municipal uses, places of worship, open space, and single family dwellings. These uses require lot width or lot area in excess of the size of these properties. This is detailed in Attachment D – Existing Conditions and Development Standards.

Other higher density multi-family housing developments in the RMF-75 zoning district are located near the site. To the west and south of the subject property is Friendship Manor. Friendship Manor provides senior apartments on a nearly 2.5 acre site. To the northwest is The Landing, also an apartment building, which is located on an approximately one acre site. These parcels are significantly larger than the subject property and are better able to accommodate the more intense uses as prescribed by the zoning ordinance for this district.

The proposed R-MU-45 zoning district is a residential/mixed use district that promotes residential urban neighborhoods with residential, retail, service commercial, and small scale office uses. Development in this district should reinforce the mixed use character of the area and promote that the area is pedestrian oriented and appropriately scaled. The applicant's proposed future use of residential development with a commercial component is consistent with this zoning district. The subject property meets its minimum width and minimum lot area requirements for multi-family housing. The development standards and permitted and conditional uses allowed in the two zoning districts are detailed in Attachment D.

While the proposed zoning district would allow for the development of the site as indicated by the *Central Community Master Plan*, this zoning district is not present in close proximity to the site. Its usage is limited to a few areas of the city, and the closest properties with this zone are located approximately one mile to the east, also on 500 S. As detailed in Attachment A – Vicinity Maps and Attachment D – Existing Conditions and Development Standards, the surrounding properties are RMF-75, open space, and RMF-30. However, the expected use of the site as a predominantly residential structure is consistent with the other uses in the area.

**DISCUSSION:**

The proposed zoning map amendment from RMF-75 to R-MU-45 will allow for the development of the site consistent with the *Central Community Master Plan* and its Future Land Use Map. Currently, the parcel is zoned for high density residential, but due to the small size of the site, development of a greater intensity than a single family residence is not permitted due to lot width and area restrictions. The proposed zoning map amendment to R-MU-45 will allow for the development of high density residential as prescribed in the Future Land Use Map. While this zone is not located in close proximity to the site, the type and intensity of development is appropriate for the site since it is adjacent to existing high density residential development, is located along a transit line, and fronts an arterial street.

**NEXT STEPS:**

The Planning Commission's recommendation will be forwarded to the City Council for their consideration as part of the final decision on this petition. If ultimately approved, the applicant may proceed with the submission of plans for a project under the R-MU-45 zoning district. If ultimately denied, the applicant would still be eligible to develop the property in accordance with the existing RMF-75 zoning on the subject property.

## **ATTACHMENT A: VICINITY MAPS**

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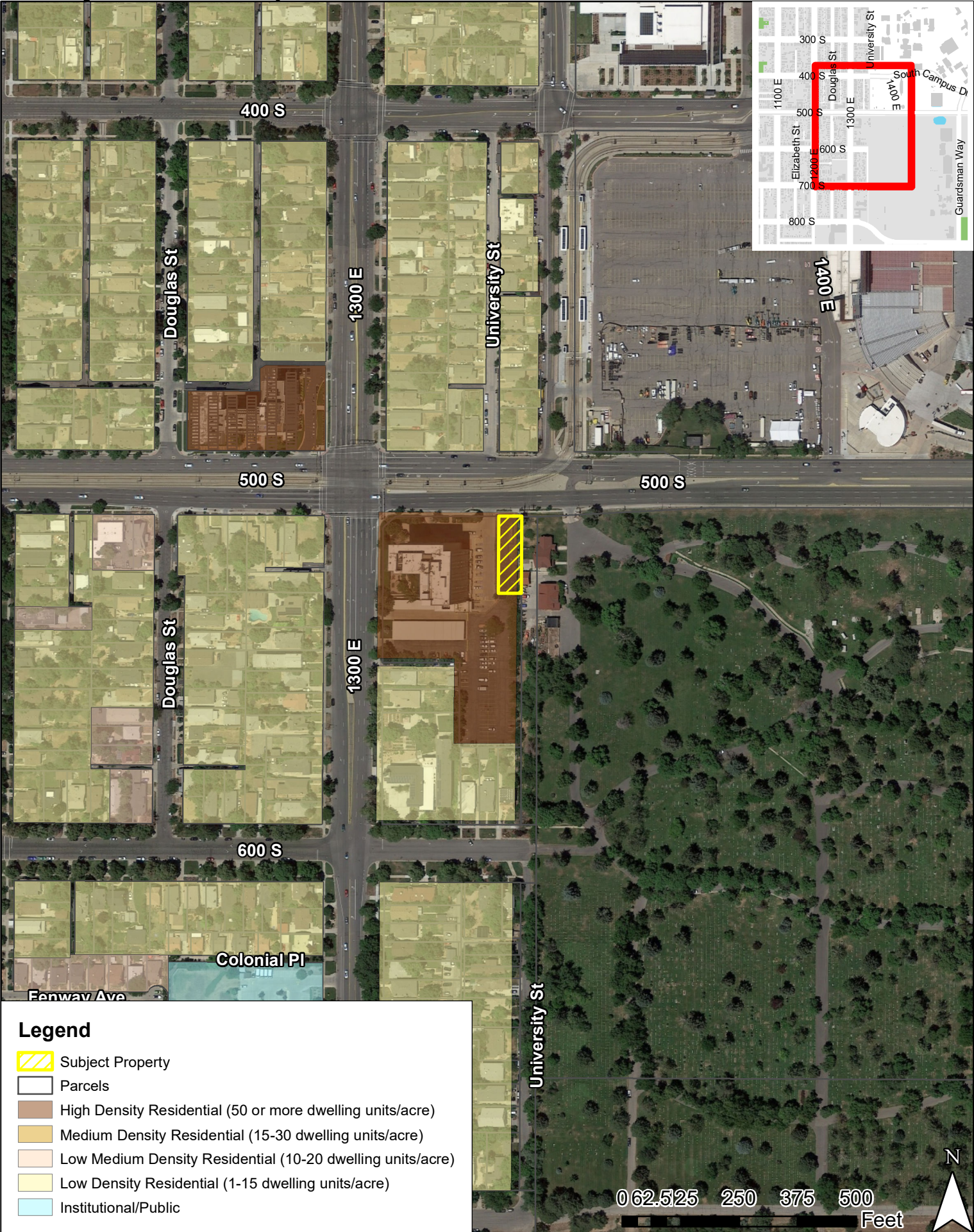


# Vicinity Zoning Map





Vicinity Land Use Map





## ATTACHMENT B: SITE PHOTOGRAPHS

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View of the subject property across 500 S



View of the rear of the subject property



View of adjacent property to the east

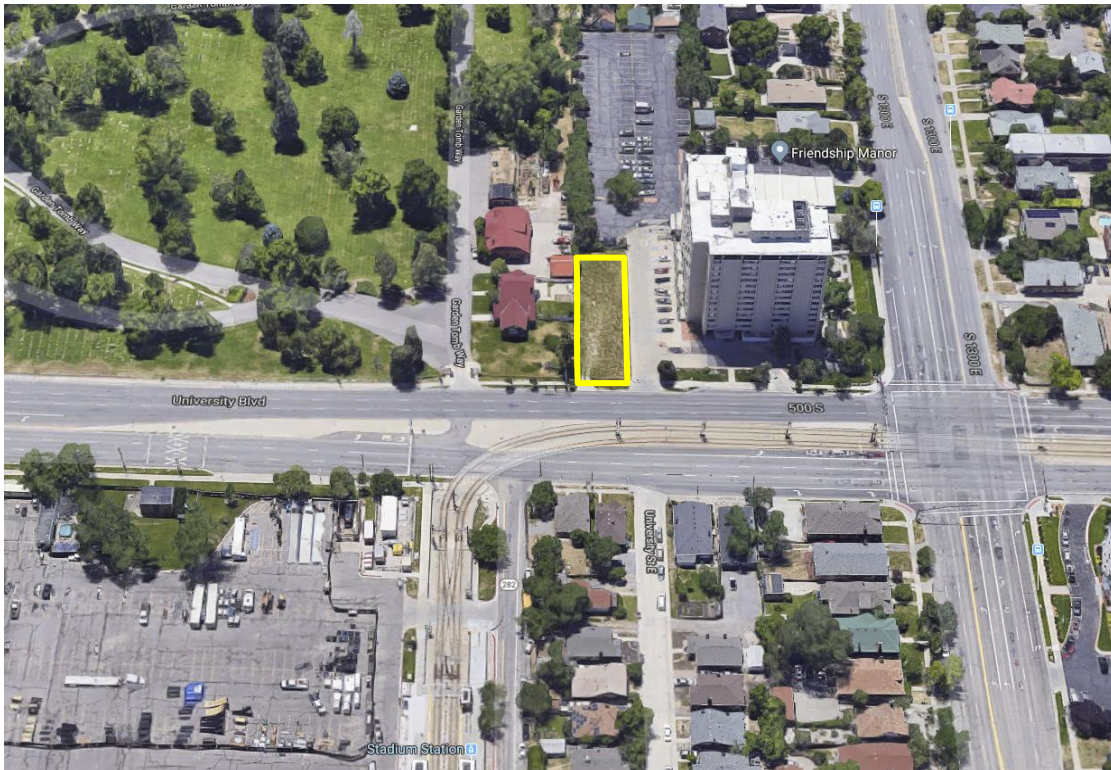


View of the adjacent property to the west





View of the property to the north and across 500 S



Birds eye view – subject property shown in yellow

## **ATTACHMENT C: ADDITIONAL APPLICANT INFORMATION**

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## Application for Zoning Amendment Supplemental Information

**Prepared By:**

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Cody@d3cadenhomes.com  
801.230.5218

Ian Kaplan  
ADDvirtue  
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585.261.1856

**Date:**

April 24th, 2018

**Project Addresses**

1332 East 500 South  
1334 East 500 South

**Parcel Numbers:**

351-002  
351-003

**Site Area:**

.09 Acres - 4,002 SF  
.10 Acres - 4,165.5 SF  
**.19 Acres - 8,167.5 SF**

**Existing Zone:**

RMF-75

**Proposed Zone:**

RMU-45

**Masterplan:**

Central Community - See PG. 3 for applicable information that supports the re-zone to RMU-45.

**Purpose For Amendment:**

The zoning regulations of the RMF-75 zone are prohibitive to the future development of the two adjacent vacant parcels. With a combined frontage of 50' and a total size of 8,167 SF, the parcels are non-conforming in their current zoning designation and are not eligible for a Planned Development. A rezone to RMU-45 would create development opportunity for the site that would positively benefit the neighborhood and contribute to a more walkable, urban environment.

**Proposed Use:**

Multi-family Residential (R-2): 10-Unit Multi-Family Residential and a small ground floor commercial suite with a preferred use of neighborhood coffee shop.

**Present Zoning Conflicts:**

1. The combined parcel size of 8,167.5 SF makes these parcels non-conforming for all permitted uses except Single-family detached dwellings (See PG.2). In this location, a single family residence is not a feasible development. The parcels share property lines with Friendship Manor (15 story assisted living facility) and a graveyard.
2. The project is not eligible for a Planned Development per 21A.55.060 - Minimum Area, which prevents any municipal code deviation that would create opportunity for development (See Pg. 2).

## Application for Zoning Amendment Supplemental Information

**RMF-75 PERMITTED USES TABLE - 21A.24.150(C)**

Land Use	Minimum Lot Area	Minimum Lot Width
<del>Multi-family dwellings (3 to 14 units)</del>	<del>9,000 square feet<sup>2</sup></del>	<del>80 feet</del>
<del>Multi-family dwellings (15 or more)</del>	<del>19,000 square feet<sup>2</sup></del>	<del>100 feet</del>
Municipal service uses, including City utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
<del>Off site parking facilities</del>	<del>10,000 square feet</del>	<del>50 feet</del>
<del>Places of worship less than 4 acres in size</del>	<del>12,000 square feet</del>	<del>140 feet</del>
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family attached (3 or more) <b>REQUIRES UNITS WITHOUT FRONTAGE ON PUBLIC RIGHT OF WAY = PLANNED DEVELOPMENT WHICH IS N/A</b>	2,000 square feet per unit <sup>1</sup>	<del>Interior: 16 feet End unit: 20 feet Corner: 22 feet</del>
Single-family detached dwellings	5,000 square feet	50 feet
Utility substations and buildings	5,000 square feet	50 feet
<del>Other permitted or conditional uses as listed in section 21A.33.020 of this title</del>	<del>20,000 square feet</del>	<del>100 feet</del>

**PLANNED DEVELOPMENT MIN. LOT SIZE - 21A.55.060**

District	Minimum Planned Development Size
Residential districts:	
FR-1/43,560 Foothills Estate Residential District	5 acres
FR-2/21,780 Foothills Residential District	5 acres
FR-3/12,000 Foothills Residential District	5 acres
R-1/12,000 Single-Family Residential District	24,000 square feet
R-1/7,000 Single-Family Residential District	14,000 square feet
R-1/5,000 Single-Family Residential District	10,000 square feet
SR-1 and SR-1A Special Development Pattern Residential District	10,000 square feet
SR-2 Reserved	-
SR-3 Special Development Pattern Residential District	4,000 square feet
R-2 Single- and Two-Family Residential District	10,000 square feet
RMF-30 Low Density Multi-Family Residential District	9,000 square feet
RMF-35 Moderate Density Multi-Family Residential District	9,000 square feet
RMF-45 Moderate/High Density Multi-Family Residential District	9,000 square feet
<b>RMF-75 High Density Multi-Family Residential District</b>	<b>9,000 square feet</b>



# Application for Zoning Amendment Supplemental Information

## Central Community Master Plan Findings:

The future land use is designated as High Density Residential on PG.2. The RMU-45 zone supports high density multi-family residential development which is in line with the vision of land use.

### A Vision for the Central Community of the Future - PG.3

#### 1. Livable Communities and neighborhoods

- The proposed use of Mixed-Use will accomplish the following visions:
  - The proposed coffee shop will create a place where people can meet and socialize.

#### 2. Vital and sustainable commerce

- The proposed use of Mixed-Use will accomplish the following visions:
  - Increased pedestrian accessibility and cultural activity will encourage more housing in the area
  - The enhanced built environment and ground floor commercial will support a small, locally owned business.

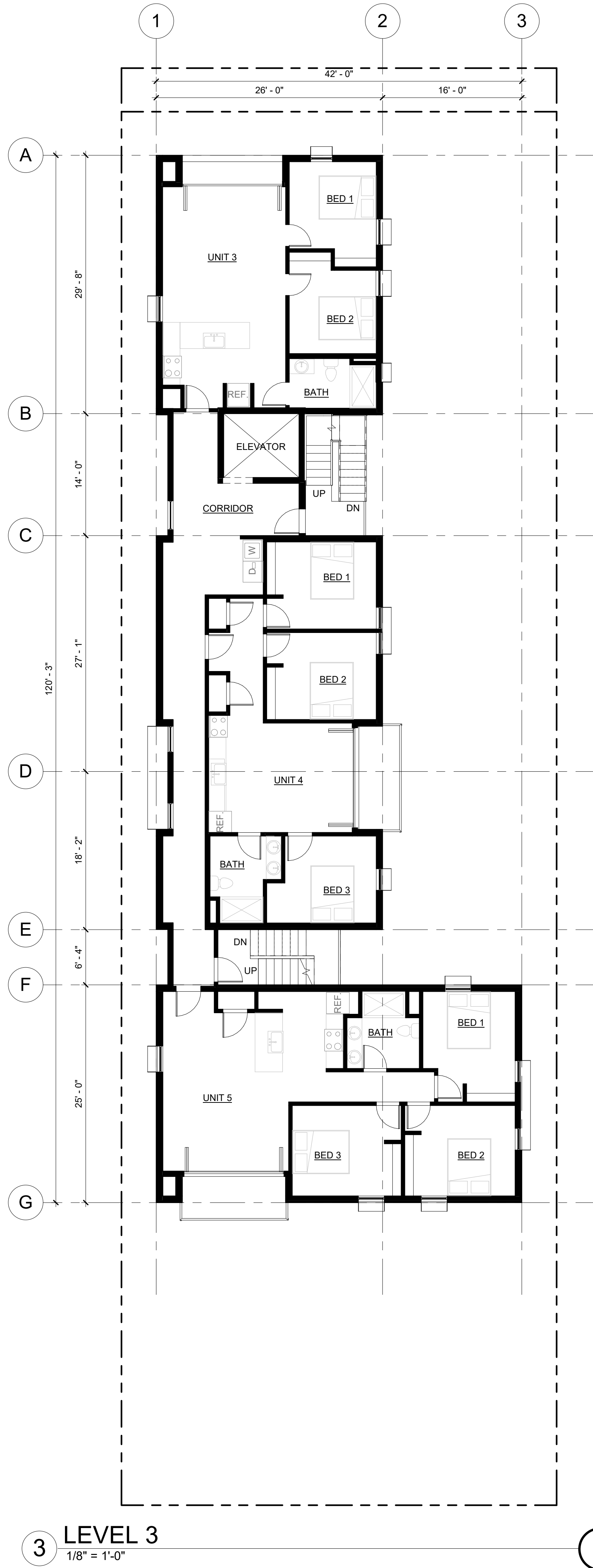
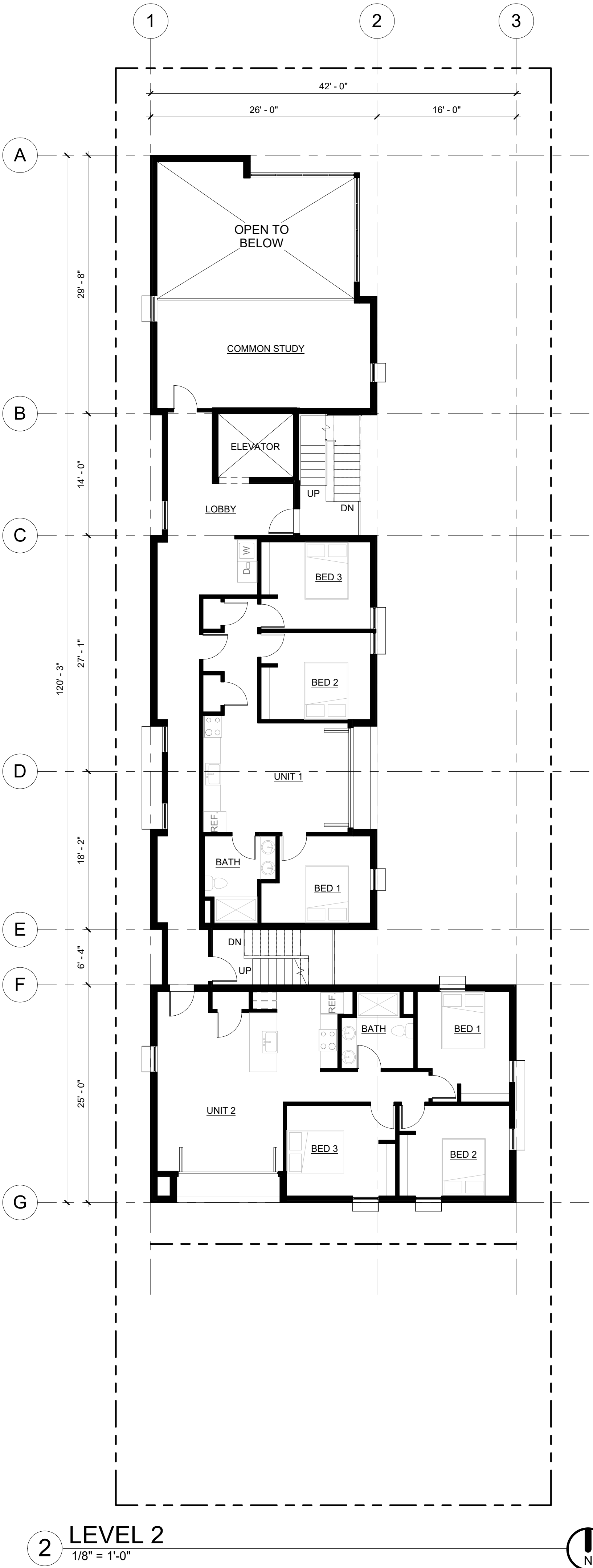
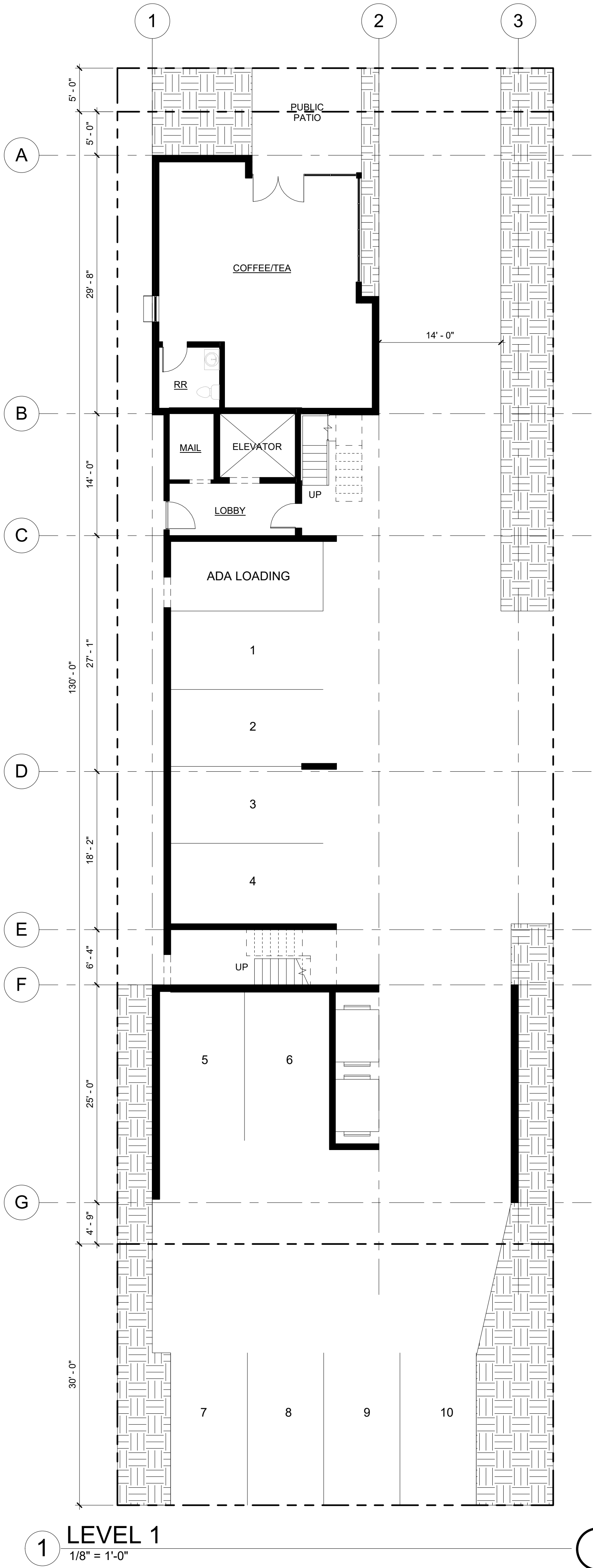
#### 3. Unique and active places

- The proposed use of Mixed-Use will accomplish the following visions:
  - Create a new place where people can gather, meet, socialize and recreate using design excellence and shared resources.
  - The existing destination center and gathering place of the University stadium will be enhanced through urban design by adding a ground floor pedestrian oriented use.

#### 4. Increased pedestrian mobility and accessibility

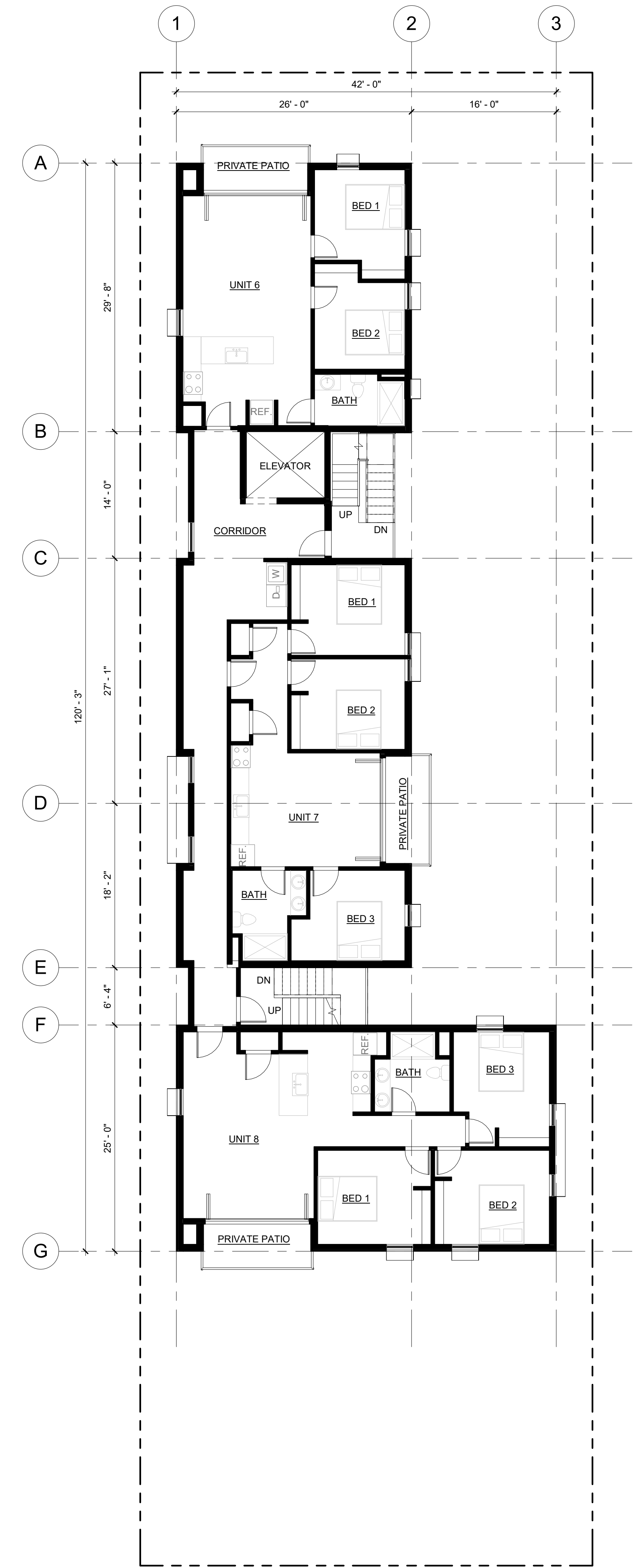
- The proposed use of Student Housing will accomplish the following visions:
  - Children, Senior Adults and those with disabilities will be able to access the Cafe and housing without being threatened by on-site vehicular movement.
  - Improve the pedestrian movement along the arterial road of 500 S.

THE DESIGN AND IDEAS SHOWN AND HEREIN DESCRIBED, THE TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION, AND MODELS THEREOF HAVE BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THIS SOLE PROJECT AND SHALL REMAIN THE SOLE PROPERTY OF RANGE ARCHITECTURE AND DESIGN AND THEIR CONSULTANTS. WITHOUT THE SOLE AND EXPRESSED WRITTEN PERMISSION OF RANGE ARCHITECTURE AND DESIGN, REPRODUCTION, DUPLICATION, COPYING, IMITATION, COMMERCIAL EXPLOITATION, OR USE FOR ANY OTHER PURPOSE OTHER THAN FOR THIS SPECIFIC PROJECT IS PROHIBITED. PROHIBITED USE OF THE DESIGN OR THESE DRAWINGS IS SUBJECT TO THE FULL EXTENT OF LEGAL ACTION.

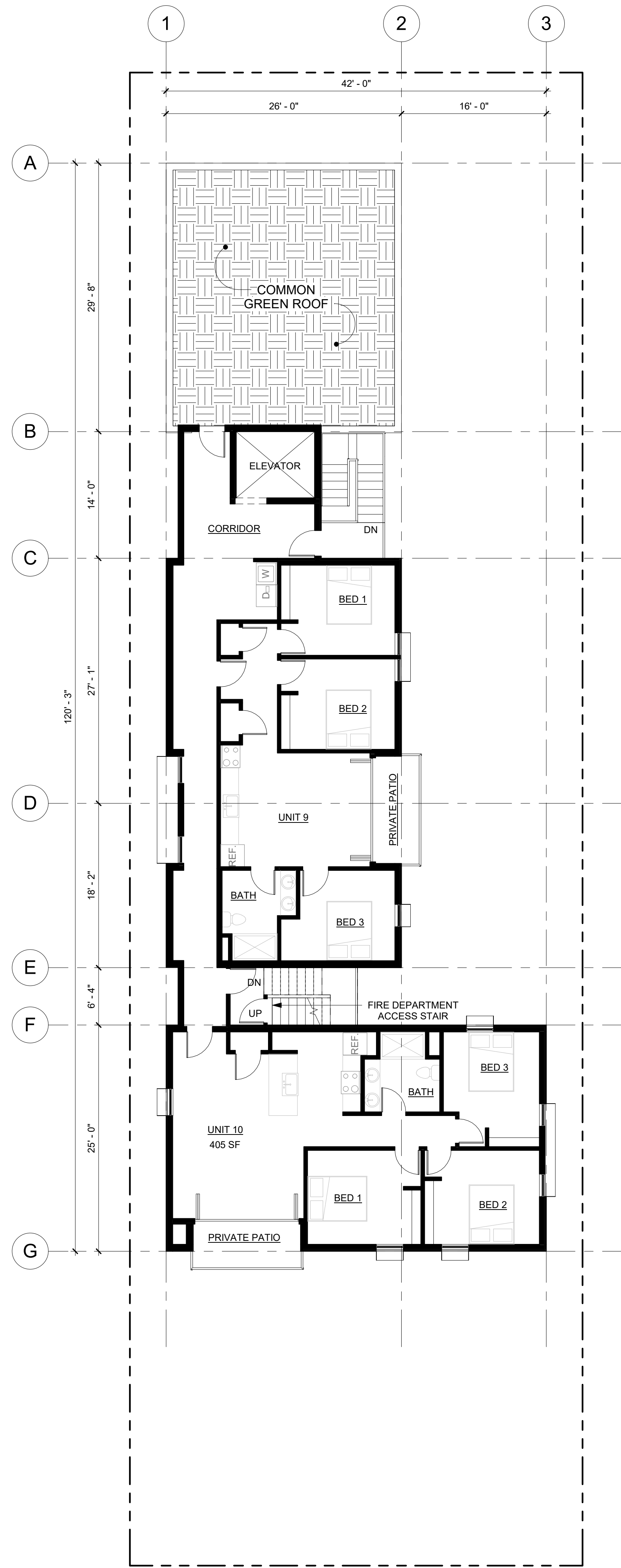




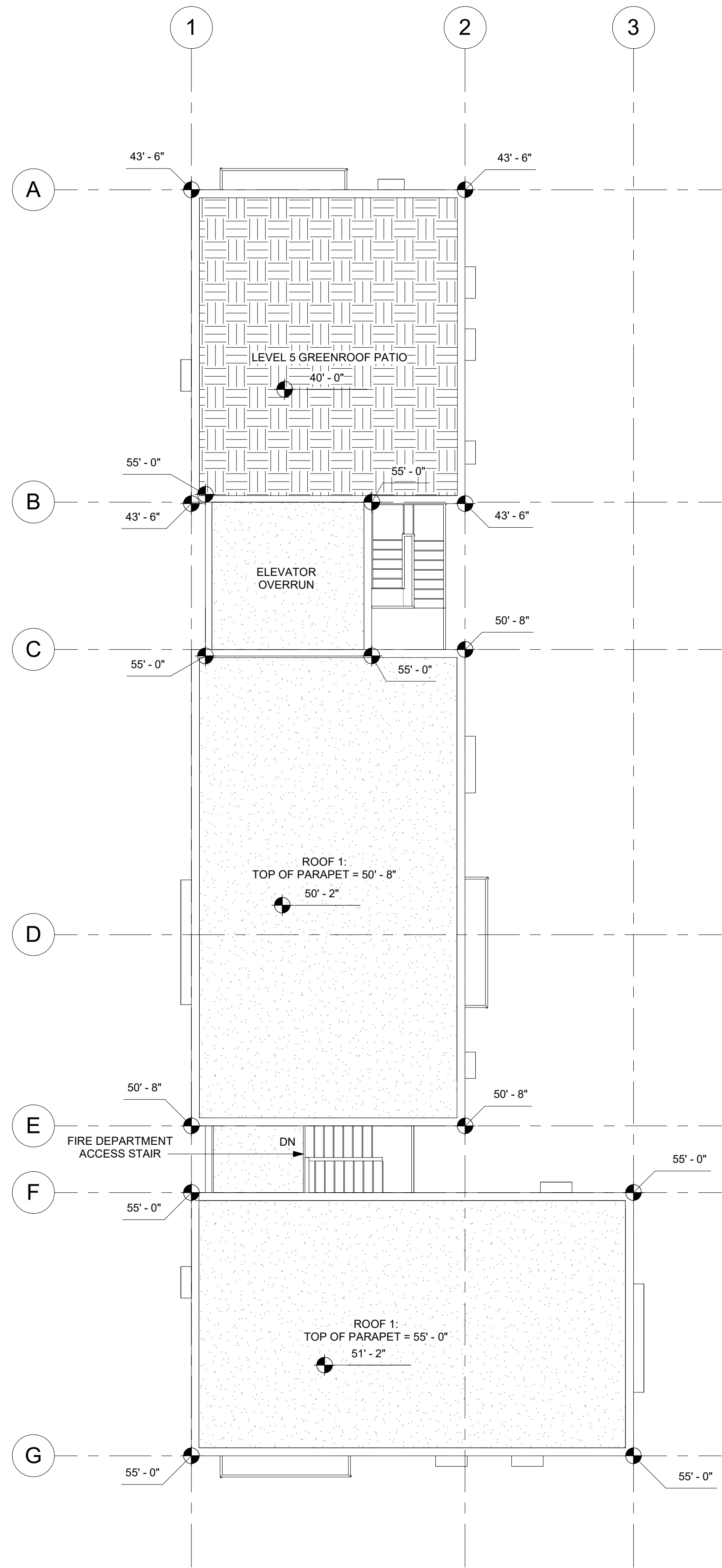
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1 LEVEL 4  
1/8" = 1'-0"



2 LEVEL 5  
1/8" = 1'-0"



3 ROOF  
1/8" = 1'-0"



ADDVIRTUE  
DESIGN | DEVELOPMENT  
9801 SOUTH 2700 EAST  
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801.241.1866

## 500 SOUTH MIXED-USE

1322 E 500 S, SALT LAKE CITY, UT 84101

REVISIONS	
PERMIT SET	
CONFORM SET	
MARK	DATE
PLOT DATE	05/23/18
PROJECT	1702
DRAWN BY	Author
CHECKED BY	Checker
SHEET TITLE	

FLOOR  
PLANS

A102

## ATTACHMENT D: EXISTING CONDITIONS & DEVELOPMENT STANDARDS

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### CURRENT USES OF THE SUBJECT PARCELS AND THOSE WITHIN THE IMMEDIATE VICINITY

#### **Abutting properties to the north:**

The properties to the north are zoned RMF-30 and are single family residences.

#### **Abutting property to the east:**

The property to the east is zoned Open Space and is the Mt. Olivet Cemetery and associated offices.

#### **Abutting property to the south and west:**

The property to the south and west is Friendship Manor, which provides senior apartments.

### CURRENT RMF-75 ZONING STANDARDS (21A.24.150)

The subject property is currently zoned RMF-75 (High-Density Multi-Family Residential). The following table provides the general yard and bulk requirements for development within the zoning district.

Minimum Lot Area and Lot Width:

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings (3 to 14 units)	9,000 square feet <sup>2</sup>	80 feet
Multi-family dwellings (15 or more)	19,000 square feet <sup>2</sup>	100 feet
Municipal service uses, including City utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Off site parking facilities	10,000 square feet	50 feet
Places of worship less than 4 acres in size	12,000 square feet	140 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family attached (3 or more)	2,000 square feet per unit <sup>1</sup>	Interior: 16 feet End unit: 20 feet Corner: 22 feet
Single-family detached dwellings	5,000 square feet	50 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section <a href="#">21A.33.020</a> of this title	20,000 square feet	100 feet

**RMF-75 High Density Multi-Family Residential District**

Front Yard	Rear Yard	Interior Side Yards	Height	Building Coverage
25' (SF detached 15')	25% of lot depth, not to exceed 30'	15' or 4' for SF	75'	60%

**PROPOSED RMU-45 ZONING STANDARDS (21A.24.168)**

The proposed zoning district is RMU-45 (Residential/Mixed-Use). The following table provides the general yard and bulk requirements for development within the zoning district.

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings	5,000 square feet for new lots  No minimum for existing lots	50 feet
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Nonresidential uses	No minimum	No minimum
Places of worship less than 4 acres in size	5,000 square feet	50 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family attached dwellings (3 or more)	2,500 square feet per unit <sup>1</sup>	Interior: 22 feet Corner: 32 feet
Single-family detached dwellings	2,500 square feet	25 feet
Twin home dwellings	2,500 square feet per unit	25 feet
Two-family dwellings	2,500 square feet	25 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section <a href="#">21A.33.020</a> of this title	5,000 square feet	50 feet



**R-MU-45 Residential/Mixed Use District: Nonresidential, Multi-Family Residential and Mixed Use**

Front Yard	Rear Yard	Interior Side Yards	Height	Open Space
Min. 5'  Max. 15'	25% of lot depth, not to exceed 30'	None unless abutting SF or Two-family district	45', 55' with CB&SDR; Nonresidential: 20'	Min. 20%

**Allowed uses in each zone:**

Land use tables for each zone are attached for reference. The residential/mixed use zone allows for a greater range of uses.

Permitted and Conditional Uses by District	RMF-75	R-MU-45
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P
Adaptive reuse of a landmark site	C <sup>8</sup>	P
Alcohol, brewpub (2,500 square feet or less in floor area)		C <sup>9</sup>
Alcohol, dining club (2,500 square feet or less in floor area)		C <sup>9</sup>
Alcohol, social club (2,500 square feet or less in floor area)		C <sup>9</sup>
Alcohol, tavern (2,500 square feet or less in floor area)		
Animal, veterinary office		C
Art gallery		P
Artisan food production (2,500 square feet or less in floor area)		P <sup>3</sup>
Bed and breakfast inn		P
Bed and breakfast manor		
Clinic (medical, dental)		P
Commercial food preparation		P
Community garden	P	P
Community recreation center		
Crematorium		C
Daycare center, adult	P	P
Daycare center, child	P	P
Daycare, nonregistered home daycare	P <sup>22</sup>	P <sup>22</sup>
Daycare, registered home daycare or preschool	P <sup>22</sup>	P <sup>22</sup>
Dwelling, accessory guest and servant's quarter		
Dwelling, accessory unit	P	
Dwelling, assisted living facility (large)	P	P
Dwelling, assisted living facility (limited capacity)	P	P
Dwelling, assisted living facility (small)	P	P
Dwelling; dormitory, fraternity, sorority		
Dwelling, group home (large) <sup>14</sup>	C	C
Dwelling, group home (small) <sup>15</sup>	P	P
Dwelling, manufactured home	P	P
Dwelling, multi-family	P	P
Dwelling, residential support (large) <sup>16</sup>	C	C
Dwelling, residential support (small) <sup>17</sup>	P	C
Dwelling, rooming (boarding) house	P	C
Dwelling, single-family (attached)	P	P

Dwelling, single-family (detached)	P	P
Dwelling, twin home and two-family		P
Eleemosynary facility	P	P
Financial institution		P
Funeral home		P
Governmental facility	C	C
Home occupation	p <sup>24</sup>	p <sup>24</sup>
Laboratory (medical, dental, optical)		P
Library		C
Mixed use development		P
Mobile food business (operation on private property)		P
Municipal service use, including City utility use and police and fire station	C	C
Museum		P
Nursing care facility	P	P
Office, excluding medical and dental clinic and office		P
Open space on lots less than 4 acres in size	P	P
Park	P	P
Parking, off site (to support nonconforming uses in a residential zone or uses in the CN or CB Zones)		C
Parking, park and ride lot shared with existing use	P	P
Place of worship on lots less than 4 acres in size	C	C
Reception center		P
Recreation (indoor)		P
Restaurant		P
Restaurant with drive-through facility		
Retail goods establishment		P
Retail goods establishment, plant and garden shop with outdoor retail sales area		P
Retail service establishment		P
School, music conservatory		C
School, professional and vocational		C
School, seminary and religious institute	C	C
Seasonal farm stand		P
Studio, art		P
Temporary use of closed schools and churches	C <sup>23</sup>	C <sup>23</sup>
Theater, live performance		C <sup>13</sup>
Theater, movie		C
Urban farm	P	P
Utility, building or structure	p <sup>5</sup>	p <sup>5</sup>
Utility, transmission wire, line, pipe or pole	p <sup>5</sup>	p <sup>5</sup>
Wireless telecommunications facility (see section <a href="#">21A.40.090</a> , table <a href="#">21A.40.090E</a> of this title)		

**Qualifying provisions for specific land uses:**

1. A single apartment unit may be located above first floor retail/office.
2. Provided that no more than 2 two-family buildings are located adjacent to one another and no more than 3 such dwellings are located along the same block face (within subdivisions approved after April 12, 1995).

3. Must contain retail component for on-site food sales.
  4. Reserved.
  5. See subsection [21A.02.050B](#) of this title for utility regulations.
  6. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a conditional building and site design review.
  7. Subject to conformance to the provisions in section [21A.02.050](#) of this title.
  8. Subject to conformance with the provisions of subsection [21A.24.010S](#) of this title.
  9. Subject to conformance with the provisions in section [21A.36.300](#), "Alcohol Related Establishments", of this title.
  10. In the RB Zoning District, the total square footage, including patio space, shall not exceed 2,200 square feet in total. Total square footage will include a maximum 1,750 square feet of floor space within a business and a maximum of 450 square feet in an outdoor patio area.
  11. Accessory guest or servant's quarters must be located within the buildable area on the lot.
  12. Subject to conformance with the provisions of section [21A.36.150](#) of this title.
  13. Prohibited within 1,000 feet of a single- or two-family zoning district.
  14. No large group home shall be located within 800 feet of another group home.
  15. No small group home shall be located within 800 feet of another group home.
  16. No large residential support shall be located within 800 feet of another residential support.
  17. No small residential support shall be located within 800 feet of another residential support.
  18. Large group homes established in the RB and RO Districts shall be located above the ground floor.
  19. Small group homes established in the RB and RO Districts shall be located above the ground floor.
  20. Large residential support established in RO Districts shall be located above the ground floor.
  21. Small residential support established in RO Districts shall be located above the ground floor.
  22. Subject to section [21A.36.130](#) of this title.
  23. Subject to section [21A.36.170](#) of this title.
  24. Subject to section [21A.36.030](#) of this title.
- (Ord. 47-17, 2017; Ord. 46-17, 2017)



# ATTACHMENT E: ANALYSIS OF STANDARDS

## ZONING MAP AMENDMENTS

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

Factor	Finding	Rationale
<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>	<b>Complies</b>	As discussed in Issue 1, the proposed zoning amendment is consistent with Plan Salt Lake, Growing SLC, and the goals and criteria of the Central Community Master Plan and issues identified in the East Central Neighborhood Planning Area. The rezone will help implement the Central Community Master Plan by allowing for development of the site as identified in the future land use map.
<b>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</b>	<b>Complies</b>	<p>Issue 2 details how the proposed zoning district fits the purpose statement of the zoning district. The zone is intended to provide mixed use urban development that promotes residential urban neighborhoods with a variety of related uses. It is also intended to reinforce the mixed use character of the area and promote appropriately scaled development.</p> <p>Section 21A.02.030 of the Salt Lake City Code provides the purpose and intent of the overall Zoning Ordinance stating that it 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 to carry out the purposes of the municipal land use development and management act...and other relevant statutes.” Additionally, it is to address the following:</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.</li> </ul>

		The proposed zoning map amendment from RMF-75 to R-MU-45 is consistent with these purposes. The proposal is consistent with the existing land use classification, will increase to the tax base, and provide additional housing in the community.
<b>3. The extent to which a proposed map amendment will affect adjacent properties;</b>	<b>Complies</b>	As described in in Issue 2 and Attachment D, the adjacent property to the west and south is developed as high density residential and the proposal will be compatible with this development. The property to the north is developed as single family homes and its zoning is RMF-30, which allows for the development of low density multi-family residences at a density of up to 15 dwelling units per acre. To the east is the Mt. Olivet Cemetery, which is zoned as open space. The proposal for a predominantly residential structure at a higher density is consistent and compatible with the other uses in the surrounding area.
<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>	<b>The zone is consistent with any other applicable overlays.</b>	The site is located within the Groundwater Source Protection Overlay District. This is a broad overlay that covers nearly half of the City and imposes additional regulations on development related to protecting the drinking water supply. New development would be required to comply with any of its provisions and the proposed underlying R-MU-45 zoning does not create any unusual conditions that would be inconsistent with the regulations of that overlay.
<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>	<b>City services can be provided to the site.</b>	<p>The subject property is located within a built environment where public facilities and services already exist. Future development on this property may require upgrading or installation of utilities and drainage systems.</p> <p>No concerns were received from other City departments regarding the zoning amendment or the potential for development on these properties as long as normal development requirements are met.</p>

## **ATTACHMENT F: PUBLIC PROCESS AND COMMENTS**

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### **Public Notice, Meetings, Comments**

The following is a list of public meetings and other public input opportunities related to the proposed project:

#### **Notice of Application to Recognized Community Organization:**

A notice of application was sent to the Central City Neighborhood Council on April 24, 2018. The neighborhood council was given 45 days to respond with any concerns or to request staff to meet with them and discuss the proposed zoning amendment.

No written comments were received and the community council did not request a formal meeting as part of the zoning amendment process. Planning staff discussed the proposal with the chair on May 22, 2018.

#### **Open House:**

An open house was not required.

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

Public hearing notice posted on June 13, 2018.

Public notice posted on City and State website and Planning Division list serve on June 12, 2018.

Public hearing notice sent to property owners within 300' on June 12, 2018.

#### **Public Input:**

No comments have been received as of June 18, 2018.



## **ATTACHMENT G: DEPARTMENT REVIEW COMMENTS**

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### **Engineering**

No objections.

### **Zoning**

No comments.

### **Transportation**

No comments.

### **Public Utilities**

There is not currently water or sewer service to these properties. There is a 8" water main in 500 S and a 8" sewer main in 500 S. There is a large 60" storm drain line just east of this property.

### **Fire**

Fire provided the following comments in April 2018. Following this review, the applicant submitted additional plans that were reviewed by Fire that have since been withdrawn.

Fire would have no objections to the proposed zoning change amendment (PLNPCM2018-00256). Any future proposed structure will be subject to fire access and fire flow requirements in the IFC.

Fire access roads; and means of fire department access for both apparatus; and fire personnel shall be by an "approved" means, in accordance with the State adopted code set, or by an approved Alternative Means and Methods (AM&M), accepted by the State adopted code set as an alternative; and/or by both the building and fire officials approved means. Compliance with the information in this review does not guarantee compliance with the International Fire and Building Codes; and it does not guarantee the issuance of any building permit, or the approval of any AM&M application.

### **Police**

No comments provided.