



MEMORANDUM

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Casey Stewart; 801-535-6260; casey.stewart@slcgov.com

Date: February 22, 2019

Re: Follow-up for additional building height on parcels proposed by the applicant, James Alfandre, in petition PLNPCM2017-00590

ACTION REQUIRED: Review the provided site map, and staff report from last meeting, and then prepare to make a recommendation on whether the outlined area should be allowed the additional story of height requested by the applicant. If the full site is recommended for additional height, planning staff would subsequently draft ordinance language to allow that and provide that to the city council. The applicant requests a recommendation on the proposed area in its entirety.

DISCUSSION:

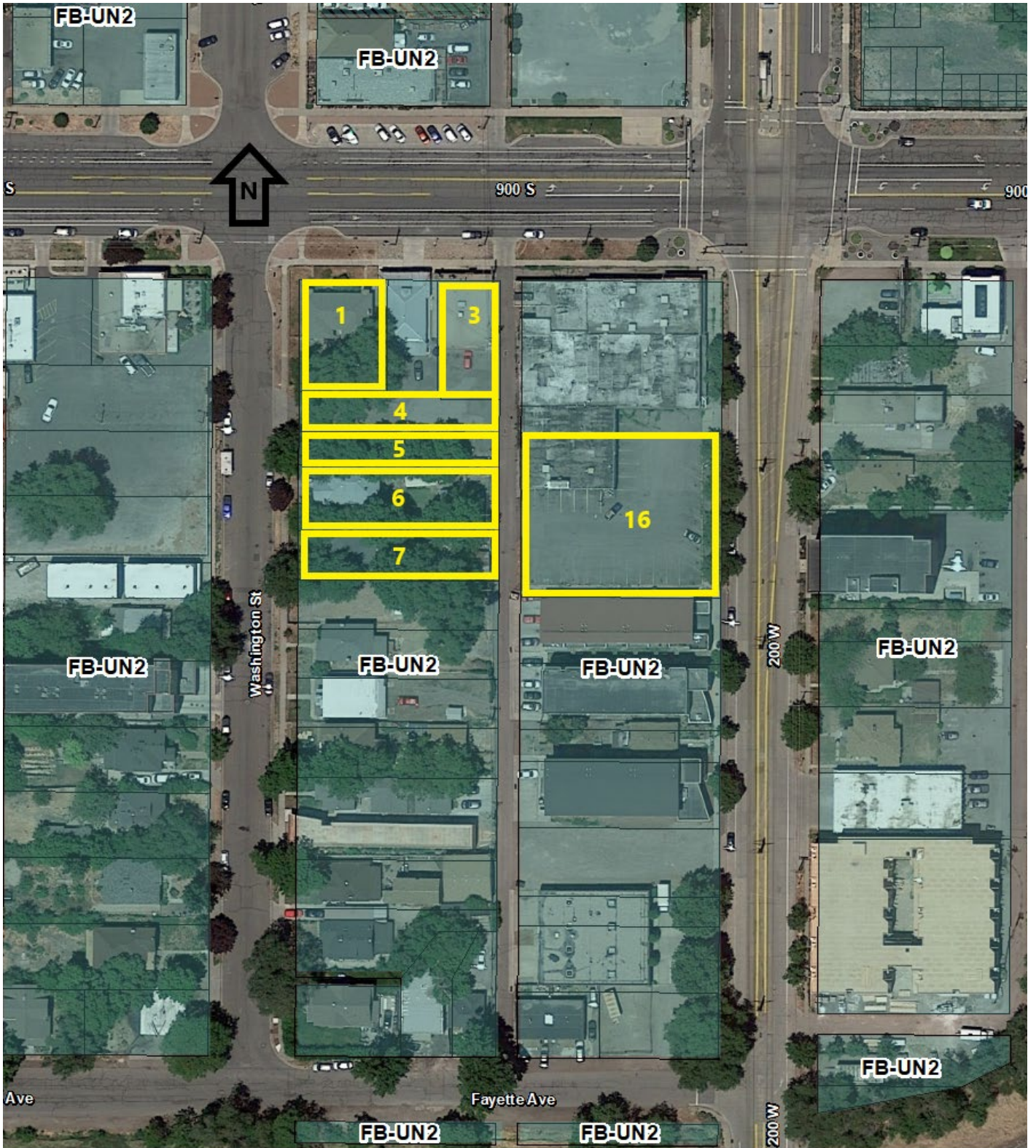
The commission tabled a vote on the petition and directed the applicant and staff to rework the proposal for clarity and precision. To that end, staff and the applicant would like clarification from the commission on what additional area, if any, the commission would recommend for the additional story of building height. Knowing that, the zoning text can subsequently be written to better reflect that. If no additional area is recommended for increased height, staff would not need to draft new language.

Also, at the public hearing on Feb. 13, 2019, the applicant referred to a letter of support from the Ballpark Community Council and was prepared to show that during his presentation, but his presentation malfunctioned. A copy of the letter is included with this memo for your consideration.

A map is provided with this memo to specify which parcels, as they currently exist, are included in the request. The numbers on the parcels are the last number of the tax ID, to help identify the exact parcels/area of the request.

If the commission votes to recommend the additional area for the extra story of height (up to 65 feet), staff suggests the commission include in their motion the directive for staff to draft ordinance language to reflect the area recommended for extra height.

RECOMMENDATION: Based on the information in the original staff report, planning staff continues to recommend that the Planning Commission vote against the proposal. A “motion sheet” is provided to aid the commission members in making a motion on this petition.



FB-UN2

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S

900 S

900

1

3

4

5

6

7

16

Washington St

FB-UN2

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FB-UN2

200 W

FB-UN2

Ave

Fayette Ave

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FB-UN2

200 W

FB-UN2



26 W. Merrimac Ave.
Salt Lake City, UT 84115

October 9, 2018

Members of the Salt Lake City Council:

I'm writing on behalf of the executive board of the Ballpark Community Council with regard to Urban Alfandre's zoning request to add an additional story to their proposed development on the southwest corner of 900 South and S Washington Street.

James Alfandre, a Managing Partner in Urban Alfandre, reached out to our community council to address any potential community concerns about their proposed developments in the Central 9th neighborhood. James gave a combined 30-minute presentation on the projects followed by a question and answer session at the Ballpark Community Council meeting on Thursday, September 6, 2018. After the question and answer session, we held a straw poll to determine how the community felt about the project as proposed. A wide majority of audience members present were in favor of the proposed development. We believe that this straw poll represents a fair representation of the engaged community. This particular Ballpark Community Council meeting was thoroughly publicized: in addition to Facebook and email list announcements, a paid Facebook advertisement for the meeting ran from August 30, 2018 - September 6, 2018 and made 1,270 impressions on our zip-code targeted audience. The meeting was also announced at the first meeting of the Central 9th Community Council on September 5, 2018. Consequently, there were over 40 audience members in attendance for James's presentation.

Several residents did express reservations. However, their concerns largely did not seem to be directly connected to this specific project, but instead reflected the general attitudes and concerns about new development in the community as a whole. These residents of the Central 9th neighborhood adamantly expressed that they do not want building height restrictions to be waived on the north side of 900 South. In contrast, this project is planned for the south side of the street. In addition, one or two residents expressed that other neighborhood projects had performed a "bait and switch," promising parking within their structures, and then failing to provide it. Other residents expressed that this project is being conducted by a different and importantly, local development team. If Urban Alfandre states that parking is planned for their projects, we should trust that they are not attempting to deceive the community and will go on to build the proposed parking as planned. Residents speaking in support of the project as a whole, and specifically waiving the height restriction as Urban Alfandre requested, noted that the waiver is to accommodate internal parking within the proposed structure. While this parking is not required by the form-based code, it is definitely in line with community wishes. Other characteristics of the project that specifically appealed to the community included ground floor retail space for locally-owned businesses, and market-rate housing (made more affordable due to its smaller size) closely situated to the 900 South Trax station.

Based on the overwhelmingly positive feedback received during and after the presentation in September, our executive board is encouraging the city council to move forward with this zoning request. Due to our close proximity to downtown and mass transit, our neighborhood is particularly well-suited for denser housing and urban infill. We also appreciate James and his firm's commitment to community engagement and for taking on the constraints of redeveloping a property that, due to its former use in supporting a dry cleaners business, has severe environmental contamination. In the interest of growing our housing stock, and using this land in the best possible way, please vote yes on the rezone of this parcel.

Sincerely,

Amy J. Hawkins
Chair, Ballpark Community Council

Motion Sheet for ALFANDRE Zoning Amendment

ZONING TEXT AMENDMENT

Motion to recommend denial (staff recommendation):

Based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission recommend that the City Council deny the expanded Alfandre zoning map amendment petition PLNPCM2017-00590.

Motion to recommend approval:

Based on the information presented and the input received during the public hearing, I move that the Planning Commission recommend that the City Council approve the expanded Alfandre zoning map amendment petition PLNPCM2017-00590 for the following reasons, and that planning staff draft the necessary ordinance language to reflect this recommendation:

1. (the commission should list what factors were considered to recommend approval)