



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Chris Earl, Associate Planner, christopher.earl@slcgov.com, 801-535-7932

Date: October 7, 2020

Re: PLNPCM2020-00442 - Zoning Map Amendment

Zoning Map Amendment

MASTER PLAN: Westside

ZONING DISTRICT: M-1 Light Manufacturing

PROPERTY ADDRESS: Approximately 715 W Genesee Avenue – includes 2 parcels and a portion of a city owned public alley

REQUEST:

Maximilian Coreth, property owner, is requesting to rezone the parcel located at approximately 715 W Genesee Avenue (which will include the landlocked parcel located at approximately 710 W 900 S) and a portion of a city owned public alley at approximately 740 W 900 South. The properties are currently zoned Light Manufacturing (M-1) and the request is to rezone them to Residential Mixed Use (R-MU). The purpose of the requested rezone is to accommodate a future multi-family residential development on a portion of the subject site. This rezone is in conjunction with a previous rezone request in which the applicant requested to rezone 10 parcels and a portion of city-owned alley adjacent to the subject parcel from M-1 to R-MU. This request has already been presented to the Planning Commission.

RECOMMENDATION:

Based on the findings and analysis in this staff report and the factors to consider for zoning map amendments in 21A.50.050 of the zoning ordinance, Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council regarding this proposal with the conditions noted below:

1. The rezone of the portion of the City owned alley included in the request is subject to the petitioner entering into a Purchase Agreement with the City to acquire the vacated alley if the alley vacation is approved by City Council.
2. Design standards for the D-2 zone shall be applied to any new development on the subject site. This requirement could be executed through a development agreement with City Council or some other mechanism decided on by City Council.

ATTACHMENTS:

- A. [Zoning and Vicinity Maps](#)
- B. [Applicant's Narrative](#)
- C. [M-1 & R-MU Zoning Comparison](#)
- D. [City Plan Considerations](#)
- E. [Analysis of Zoning Amendment Standards](#)

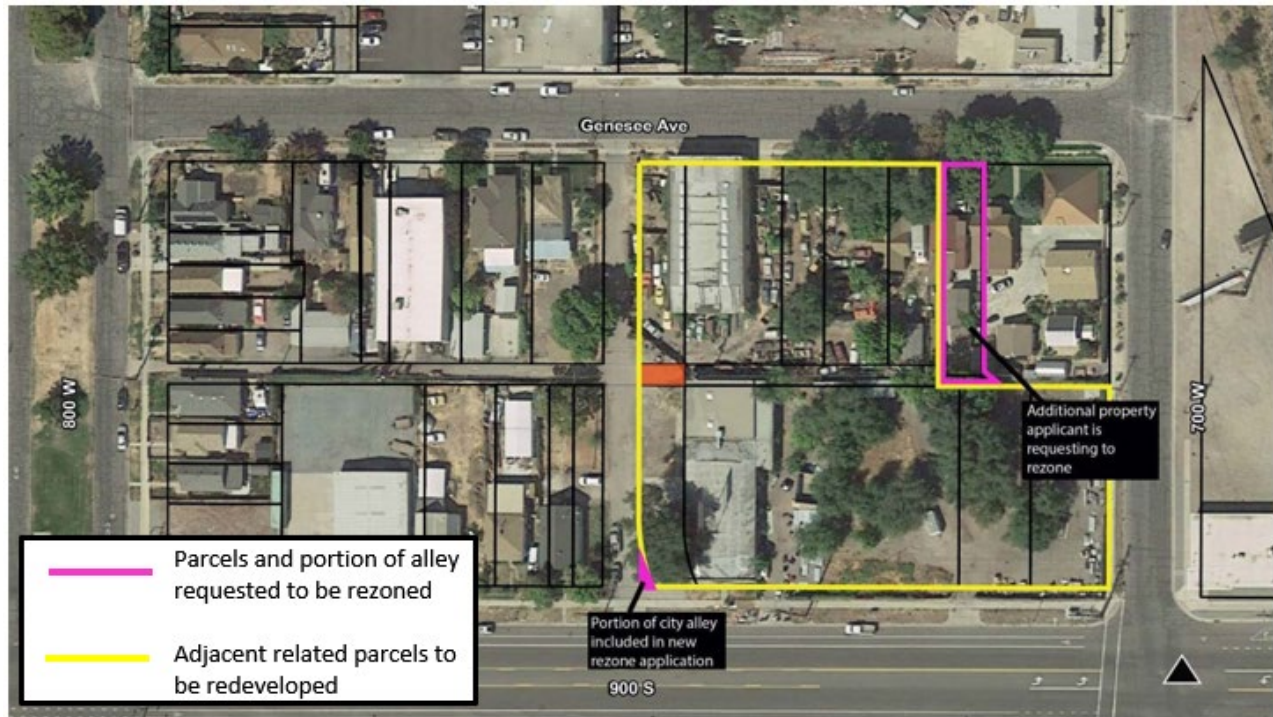
F. Property Photographs

G. Public Process & Comments

H. City Department Review Comments

PROJECT DESCRIPTION AND BACKGROUND:

The property owner, Maximilian Coreth, is requesting to rezone the subject parcel and a portion of a city owned public alley from the current M-1 (Light Manufacturing) zoning designation to R-MU (Residential Mixed Use). The total area of the proposed rezone is approximately .116 acres or 5,060 square feet. The subject parcel currently contains a single-family residential dwelling that will be demolished as part of the overall development plan.



This rezone request is related to a rezone request and two alley vacation requests that have previously been heard by the Planning Commission:

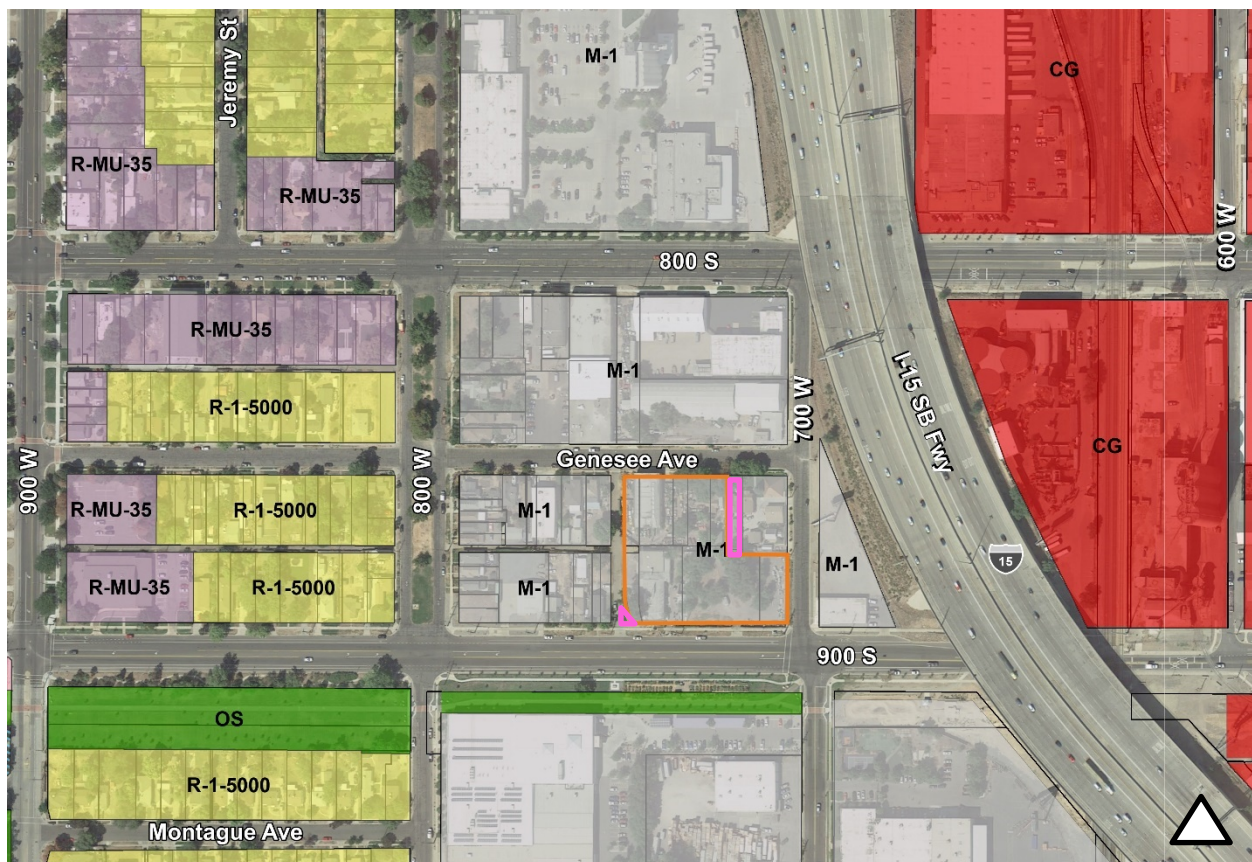
- December 11, 2019, the Planning Commission heard a request to vacate a small portion of alley abutting the north property line of 740 W 900 S. The Commission voted unanimously to forward a positive recommendation to the City Council.
- April 8, 2020, the Planning Commission heard a request for a zoning map amendment for 10 parcels and a portion of city-owned alley in the project area. The Commission voted 7-1 in favor of forwarding a positive recommendation to the City Council.
- August 18, 2020, City Council approved this alley vacation.
- August 26, 2020, the Planning Commission heard a request to vacate a portion of alley abutting the west property line of 740 W 900 S. The Commission voted unanimously to forward a positive recommendation to City Council.

The requested rezone would accommodate future development of the vacant eastern portion of the site for high density multi-family residential. The developer has not submitted a specific development plan for the multi-family portion of the proposed development but has provided detailed renderings depicting what is intended for the development. Please refer to [Attachment B](#) for a detailed narrative submitted by the applicant for the proposed rezone.

The subject properties are located approximately 330 FT west of Interstate 15 along 900 S, one of the gateways to the Westside neighborhoods. Several community uses surround the subject site including the 9-line trail, 9-line dirt jumps and pump track, and community gardens. The predominant street frontage of the vacant portion of the properties is along 900 S as well as 700 W. The surrounding properties on the block are zoned M-1, however, with the exception of just a few properties, the primary use is predominantly single family residential. There is also a religious use (Summum) adjacent to the site on the north east corner of the block.

The block to the north of the subject site is also zoned M-1 with uses that include commercial and light manufacturing type uses as well as some residential uses. The block to the south of the subject site is zoned M-1 with current uses that include Utah PaperBox, moving and storage warehouses, and other light manufacturing uses.

Blocks south of the proposed rezone are zoned R-1/5,000 (Single Family Residential) and R-MU-35 (Residential Mixed Use); blocks to the east on the other side of Interstate 15 are zoned CG (General Commercial).



The primary reason for the rezone request is so the applicant will have the ability to develop the properties for residential uses, which are not currently allowed under the existing M-1 zoning designation. The M-1 zoning district allows for a variety of light manufacturing and industrial uses that are not allowed in the proposed R-MU zone. Some examples of uses that are currently permitted or conditional uses in the M-1 zone that would no longer be allowed in the proposed R-MU zone include: bus line station/terminal, community correctional facility, impound lot, industrial assembly, light manufacturing, and outdoor public storage. For a complete list of uses that are allowed under the existing M-1 zone and the proposed R-MU zone, please refer to [Attachment C](#).

The properties could currently be developed for light industrial uses under the M-1 zoning district designation. A full chart comparing the current M-1 zoning regulations and the proposed R-MU zoning regulations is located in [Attachment C](#). The following is a brief summary of some of the development regulations that would change with the proposed rezone request:

| | Existing M-1 Zone | Proposed R-MU Zone |
|-------------------|---|---|
| Setbacks | Front and corner side yard setback – 15' Interior and rear yard setback – None | Front, corner, and interior yard setback – None Rear yard setback – 25% of lot depth up to 30' |
| Height | 65' | 75' for residential uses 45' for non-residential uses |
| Open Space | None required | 20% of lot for residential uses |

Zoning Map Amendment Considerations

Planning staff is required by ordinance to analyze proposed zoning map amendments against existing adopted City policies and other related adopted City regulations. Planning staff is also directed to consider whether zoning text amendments implement best planning practices. However, ultimately, a decision to amend the zoning map is fully up to the discretion of the City Council and is not subject to any particular standard of review or consideration.

The full list of factors to consider for a zoning map amendment are located in [Attachment E](#).

KEY CONSIDERATIONS:

The key considerations and concerns below have been identified through the analysis of the project, neighbor and community input, and department reviews.

1. [Existing Area Plan Guidance](#)
2. [Design Standards](#)

Consideration 1: Existing City Plan Guidance – Westside Master Plan

For zoning map amendments, Planning Staff is directed by ordinance to consider the associated City master plans and adopted policies that apply to a proposal. Staff reviews general City policies, including adopted policies in Citywide master plans such as *Plan Salt Lake*, and considers plans that are specific to an area. In this case the property is within the boundaries of the *Westside Master Plan* that was developed specifically for this area. The full plan can be accessed here: <http://www.slcdocs.com/Planning/MasterPlansMaps/WSLMPA.pdf>.

See [Attachment D](#) for policy statements and goals from various city plans that staff considered as part of the review of this rezone request.

This project is situated along 900 S and the 700 W industrial corridor, an area that the Westside Master Plan identifies as an important gateway into the larger Westside Community. Five of six routes into the Westside from the east cut through the 700 West Industrial Corridor. As a result, 700 W is a significant part of the eastern gateways in the Westside. The impact is most evident along 900 South, where one side of the street is residential and the other industrial. A first-time visitor to the community, regardless of their mode of transportation, is first greeted by a land use and development pattern that is not representative of the true character of the community. During the public input gathering process for the Westside Master Plan, 900 S was generally considered the gateway in need of the most attention. The proposed R-MU zoning district provides for a vibrant mix of uses that are more consistent with the future development goals envisioned for this area, than what could be developed under the existing M-1 zoning designation.

The proposed rezone is consistent with Master Plan goals to promote reinvestment and redevelopment in the Westside community through changes in land use to spur development that meets the community's vision while maintaining the character of Westside's existing stable neighborhoods. The parcels included in the proposed rezone are currently underutilized mostly vacant land that is identified in the Master Plan as an appropriate area for high density housing. The development regulations in the proposed R-MU zone further these goals by providing for attractive, compatible and high-density, mixed-use development with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.

Consideration 2: Design Standards

The proposed R-MU zoning district only has two design standards that would apply to any new development under that zoning designation. Those design standards are a 40% ground floor glass requirement for facades facing a street, and the 15 FT maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing facade. Under the R-MU design standards, something like structured parking could be located on the ground floor, which would not be consistent with the active pedestrian-oriented design envisioned in the master plan for this important gateway. The design standards are intended to utilize planning and architecture principles to shape and promote a walkable environment, foster place making as a community and economic development tool, protect property values, assist in maintaining the established character of the City, and implement the City's master plans.

Master Plan policies in the area as well as planning best practices suggest that a new development in this area would benefit from additional design standards such as an active ground floor use and durable building material requirements on ground and upper floors, to encourage pedestrian activity and a vibrant active mixed-use gateway into the westside neighborhoods. Planning Staff is of the opinion the design standards in section 21A.37 applicable to the D-2 zoning district should be applied to any new project on the subject parcels developed under the proposed R-MU zoning district. One way this could be accomplished is through a development agreement. Development agreements can only be approved by the City Council. The following are the design standards Planning Staff is recommending are imposed on the rezone request:

| Design Standards | |
|--|-------|
| Ground Floor Use % | 75 |
| Ground Floor Use + Visual Interest % | 60/25 |
| Building Materials – Ground Floor | 80 |
| Building Materials – Upper Floors | 50 |
| Glass – Ground Floor % | 40 |
| Glass – Upper Floors % | 25 |
| Building Entrances (feet) | 50 |
| Blank Wall – Maximum Length (feet) | 15 |
| Street Facing Façade – Maximum Length (feet) | 200 |
| Upper Floor Step Back (feet) | |
| Lighting – Exterior | X |
| Lighting – Parking Lot | X |
| Screening Mechanical Equipment | X |
| Screening of Service Areas | X |
| Parking Garages or Structures | X |

A definition of each of the design standards above can be found in section [21A.347.050](#) of the zoning ordinance.

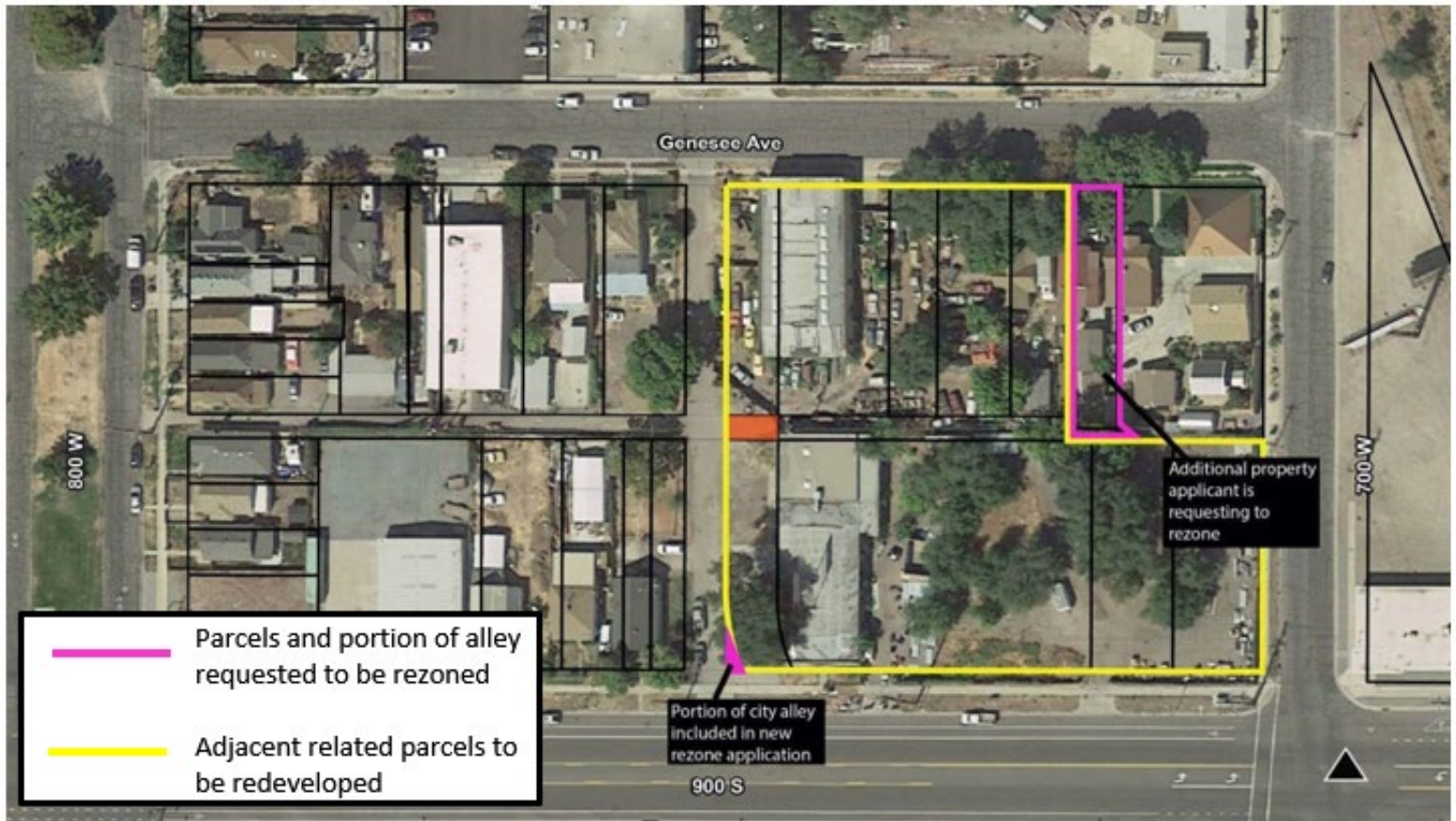
NEXT STEPS:

The Planning Commission can provide a positive or negative recommendation for the proposal and as part of a recommendation, can add conditions or request that changes be made to the proposal. The recommendation and any requested conditions/changes will be sent to the City Council, who will hold a briefing and additional public hearing on the proposed zoning changes. The City Council may make modifications to the proposal and approve or decline to approve the proposed zoning map amendment.

If ultimately approved by the City Council, the changes would be incorporated into the official City Zoning map and any new development on the rezoned parcels would be required to follow the regulations of the R-MU zoning district along with any development agreement requirements adopted by the City Council.

If the proposed zoning amendment is not approved by the City Council, the property could still be developed under its current M-1 zoning designation, however, the property would not be able to be developed for multi-family residential uses as they are not permitted in the light manufacturing zoning district.

ATTACHMENT A: Zoning and Vicinity Maps



ATTACHMENT B: **Applicant's Narrative**

Project Description
M-1 to RMU Zone Map Amendment
June 3, 2020

West End LLC is submitting this zone map amendment to rezone the following two parcels from M-1 (light manufacturing) to RMU (residential mixed use). West End LLC is in negotiations to purchase both parcels and has provided signed affidavits from each owner authorizing West End LLC to act as their agent for this zone map amendment.

| Parcel ID | Address | Owner |
|------------|-------------------------------|-------------------------------------|
| 1511278006 | 715 W. Genesee, SLC, UT 84104 | Teodoro Nava; Socorro Alatorre (JT) |
| 1511278017 | 717 W. Genesee, SLC, UT 84104 | Salt Lake County |

West End LLC has an active zone map amendment petition PLNPCM2019-01137 for adjacent parcels (owned by West End LLC) that received a positive recommendation from the planning commission on April 8th, 2020. All application materials submitted with petition PLNPCM2019-01137, processed by Amy Thompson, are applicable to this project with the exception of the site map which is revised to reflect the additional parcels that are being added.

Boundary of Parcels that
received a positive
recommendation from the Planning
Commission on 4/8/2020

Alley Vacation Petition PLNPCM2019-00813
included in zone map amendment request.
received positive recommendation from
Planning Commission on 12/11/2020

Scheduled with City Council:
Briefing - 7/7/2020
1st Public Hearing - 7/14/2020
2nd Public Hearing - 8/11/2020

Alley Vacation Petition PLNPCM2020-00268
submitted on 4/6/2020.
Requesting to be added to zone map amendment

Parcels requested to be included
in zone map amendment.

AFFIDAVIT IN SUPPORT OF ZONE MAP AMENDMENT

I (we), SALT LAKE COUNTY c/o REAL ESTATE DEPARTMENT
2001 S. STATE ST. S3-210, SLC UT 84190 (print names),
being duly sworn, depose and say that I (we) am (are) the owner(s) of the property located at
(parcel ID: 15-11-278-017-0000) will allow the zoning for our property to be amended from the
current M-1 light manufacturing to RMU Residential Mixed Use. I (we) am authorizing West End
LLC to submit an application for a zone map amendment on my (our) behalf.

Signature [Signature] Signature _____

Print DERRICK SORENSEN Print _____
SUB REAL ESTATE MANAGER
Signature _____ Signature _____

Print _____ Print _____

ACKNOWLEDGEMENT

STATE OF UT)
COUNTY OF Salt Lake) :ss.



On this 4 day of June, in the year 2020, before me, Lisa O'Bryan
a Notary Public, personally appeared Derrick Sorensen

proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are)
subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

[Signature] (notary signature)

AFFIDAVIT IN SUPPORT OF ZONE MAP AMENDMENT

I (we), Socorro Alatorre, Teodoro Nava

(print names),

being duly sworn, depose and say that I (we) am (are) the owner(s) of the property located at **715 W. Genesee, SLC, UT 84104 (parcel ID: 15-11-278-006-0000)** will allow the zoning for our property to be amended from the current M-1 light manufacturing to RMU Residential Mixed Use. I (we) am authorizing West End LLC to submit an application for a zone map amendment on my (our) behalf.

Signature Teodoro Nava Signature Socorro Alatorre

Print Teodoro Nava Print Socorro Alatorre

Signature _____ Signature _____

Print _____ Print _____

ACKNOWLEDGEMENT

STATE OF UT)

:ss.

COUNTY OF Salt Lake)

On this 18th day of May, in the year 2020, before me, Irene Barboza

a Notary Public, personally appeared Socorro Alatorre and

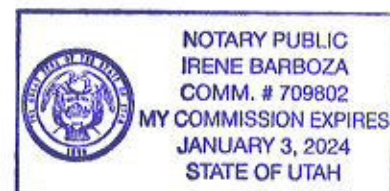
Teodoro Nava

proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are)

subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

Irene Barboza (notary signature)



WEST END

PROPERTY DEVELOPMENT | OCTOBER, 2019





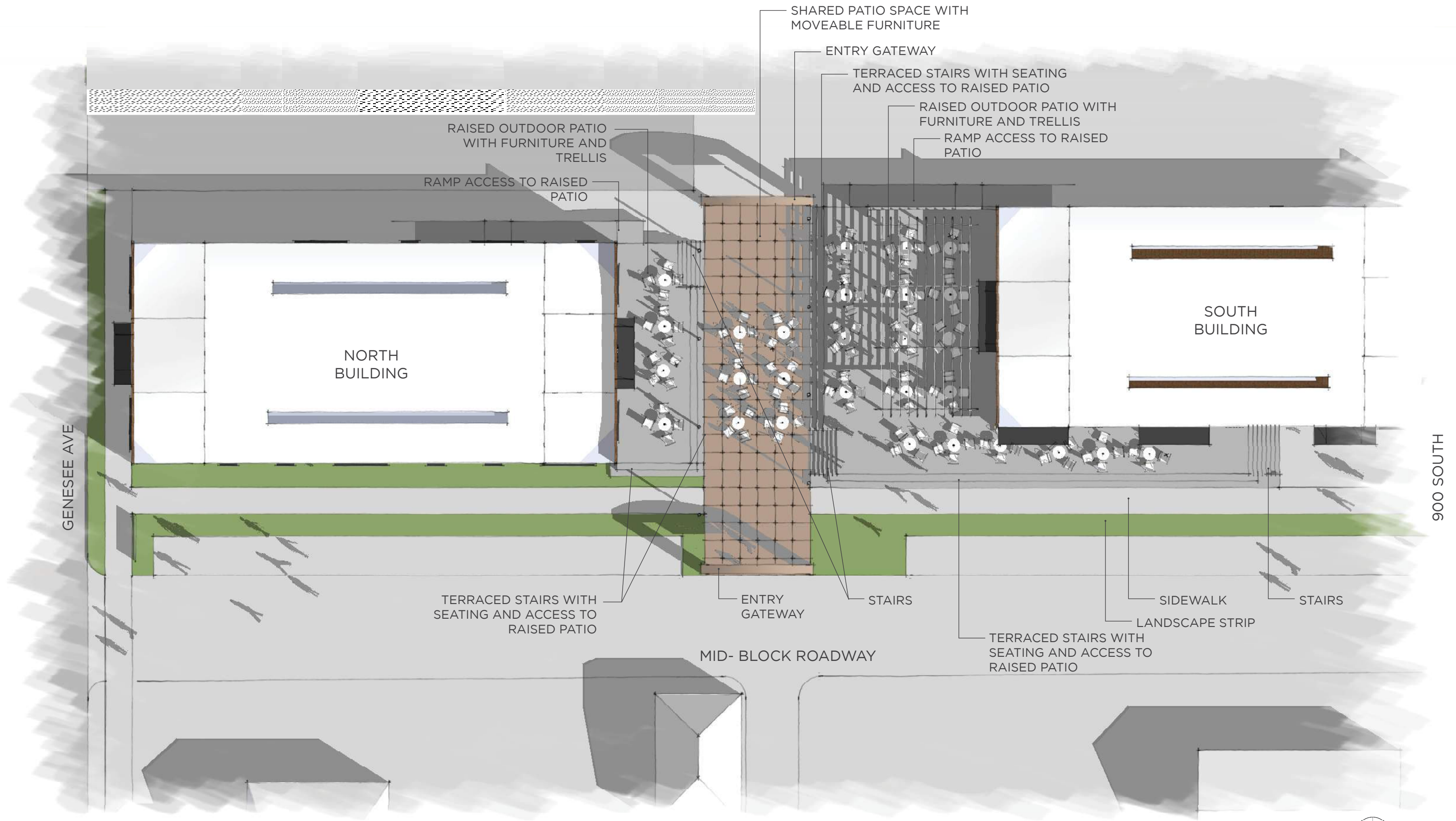
Remodel of 2 existing warehouse buildings into commercial space. North building is approximately 6,000 SF and the south building is 5,000 SF. Activation of a mid-block roadway with mid-block plaza space. Commercial spaces include associated outdoor dining areas.



SITE PLAN

SCALE: 1" = 40'-0"
(WHEN PRINTED 11"X17")

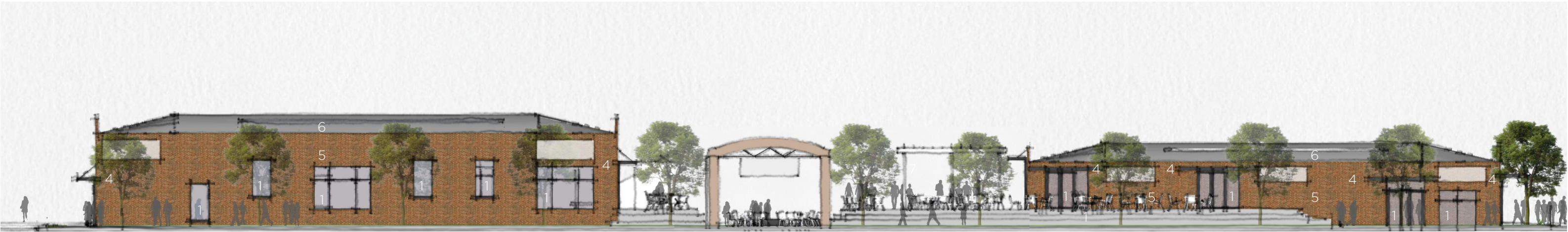




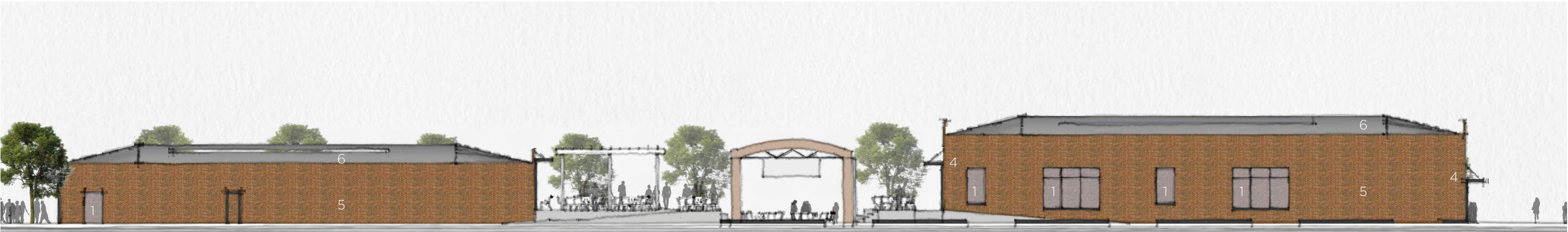
SITE PLAN

SCALE: 1" = 20'-0"
(WHEN PRINTED 11"X17")





// WEST ELEVATION



// EAST ELEVATION

- 1. STOREFRONT GLAZING SYSTEM IN EXISTING OPENING
- 2. STOREFRONT GLAZING SYSTEM (ON NEW RETAIL SPACE)
- 3. METAL PANEL (ON NEW RETAIL SPACE)
- 4. METAL SHADE CANOPY
- 5. EXISTING BRICK, PATCH AND REPAIR TO MATCH EXISTING
- 6. ROOFING MEMBRANE WITH ADDITIONAL ROOF INSULATION BELOW
- 7. METAL TRELLIS



SOUTH BUILDING // NORTH ELEVATION



SOUTH BUILDING // SOUTH ELEVATION



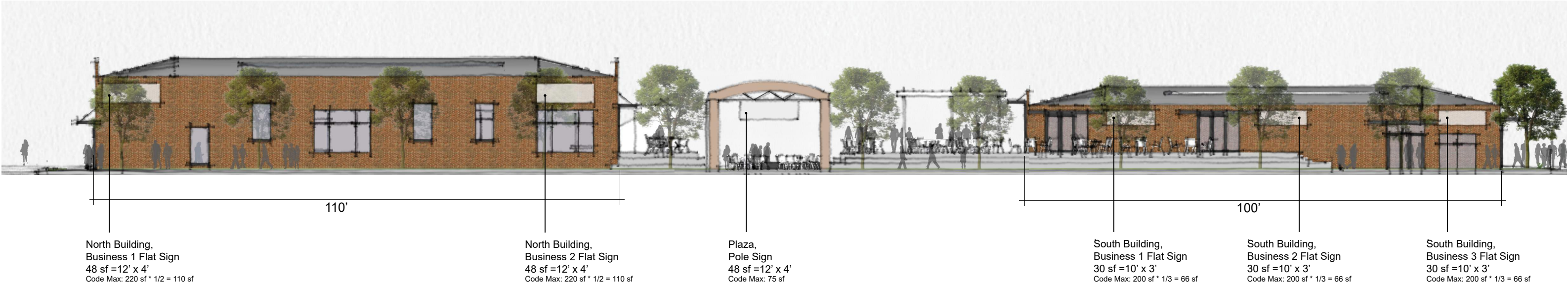
NORTH BUILDING // SOUTH ELEVATION



NORTH BUILDING // NORTH ELEVATION

- 1. STOREFRONT GLAZING SYSTEM IN EXISTING OPENING
- 2. STOREFRONT GLAZING SYSTEM (ON NEW RETAIL SPACE)
- 3. METAL PANEL (ON NEW RETAIL SPACE)
- 4. METAL SHADE CANOPY
- 5. EXISTING BRICK, PATCH AND REPAIR TO MATCH EXISTING
- 6. ROOFING MEMBRANE WITH ADDITIONAL ROOF INSULATION BELOW
- 7. METAL TRELLIS

// WEST ELEVATION



// SOUTH ELEVATION



// NORTH ELEVATION



WEST END

PHASE 2 RESIDENTIAL DEVELOPMENT | OCTOBER, 2019

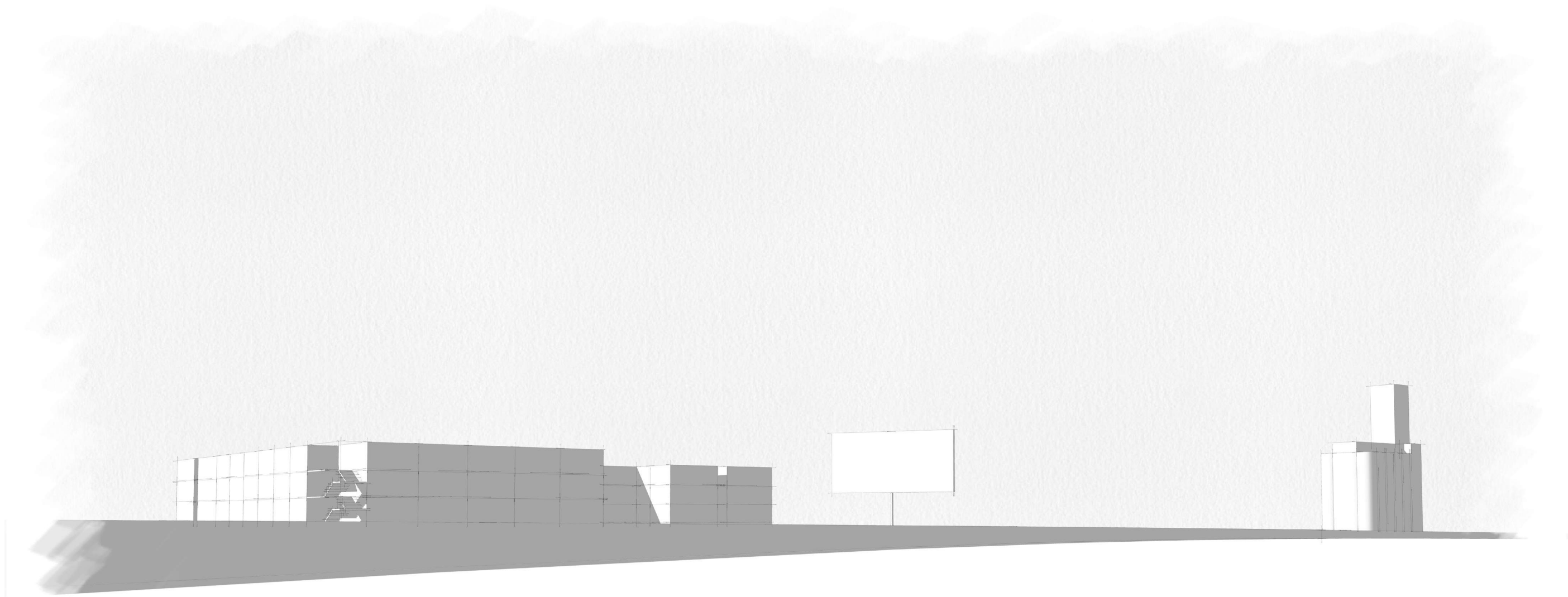


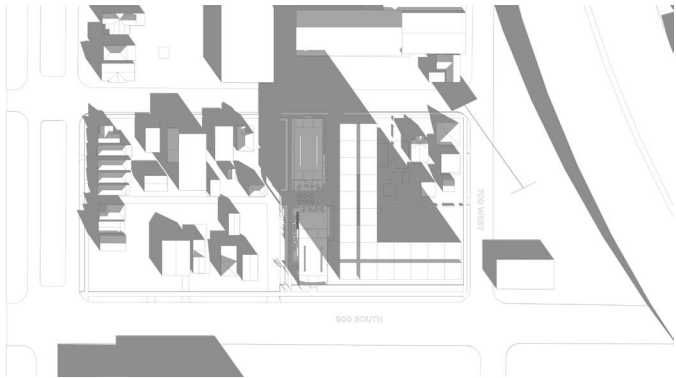




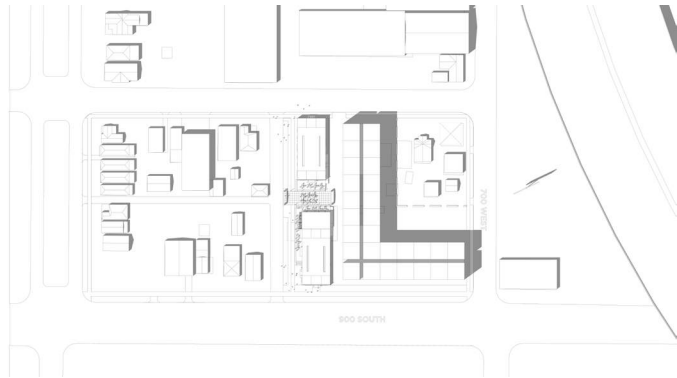


VIEW FROM 900 SOUTH LOOKING NORTHEAST

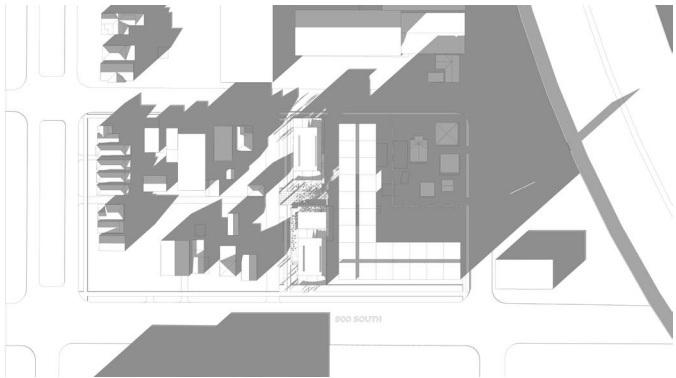




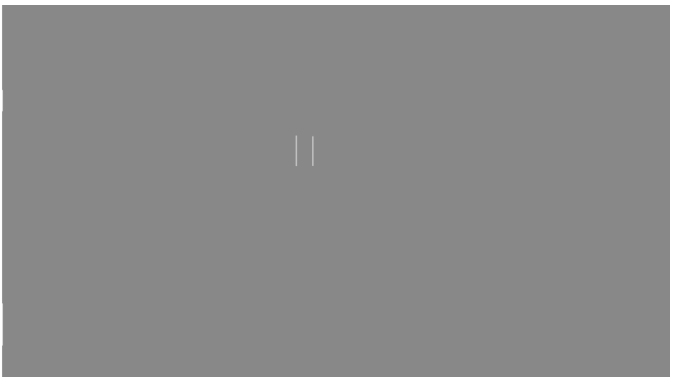
January 10 am



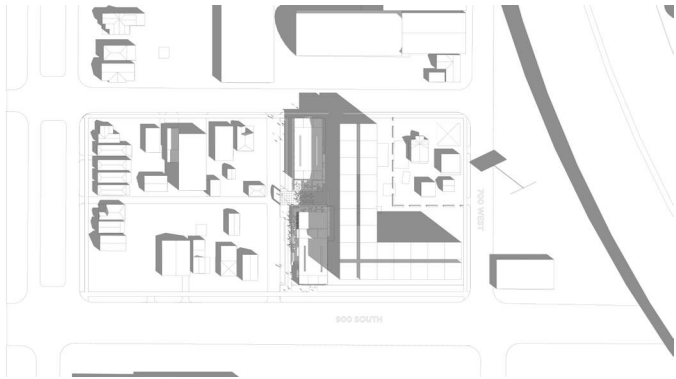
January 2 pm



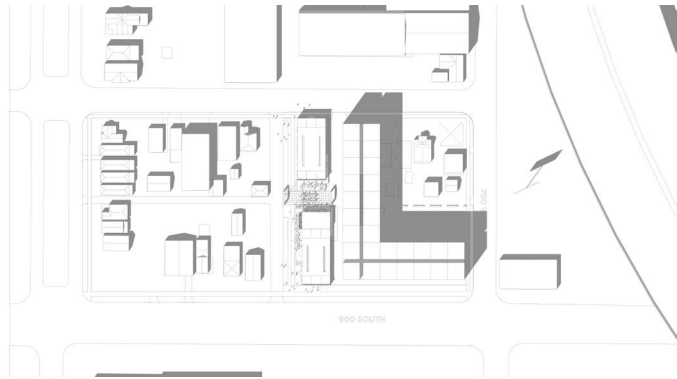
January 4 pm



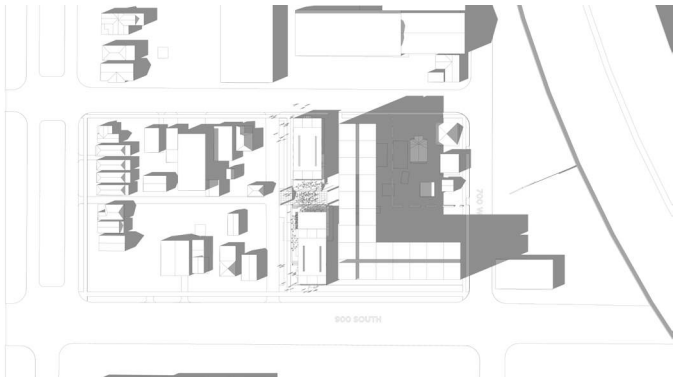
January 6 pm



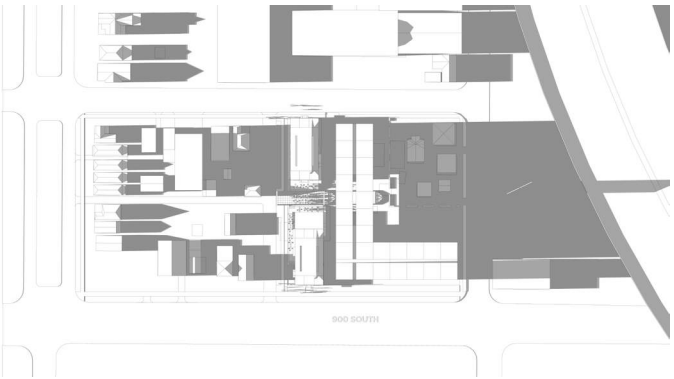
April 10 am



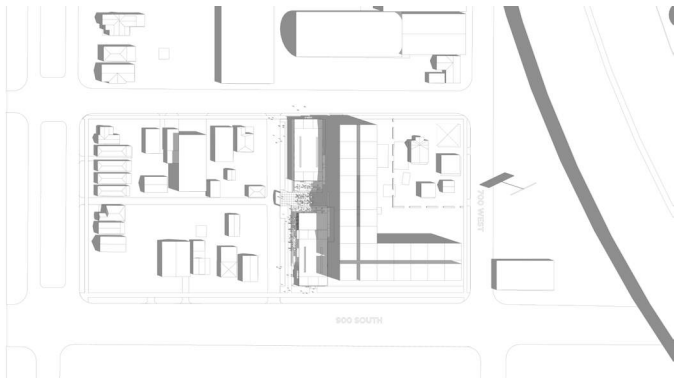
April 2 pm



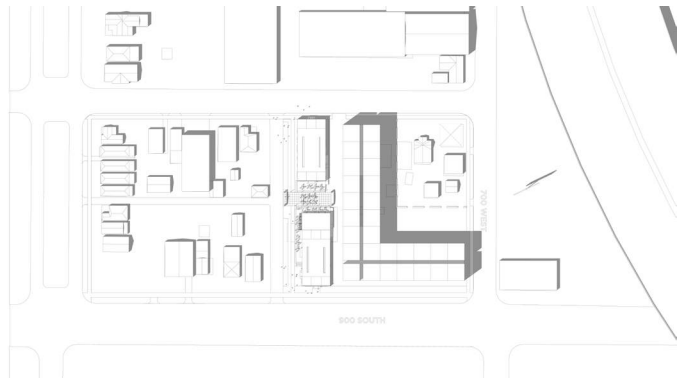
April 4 pm



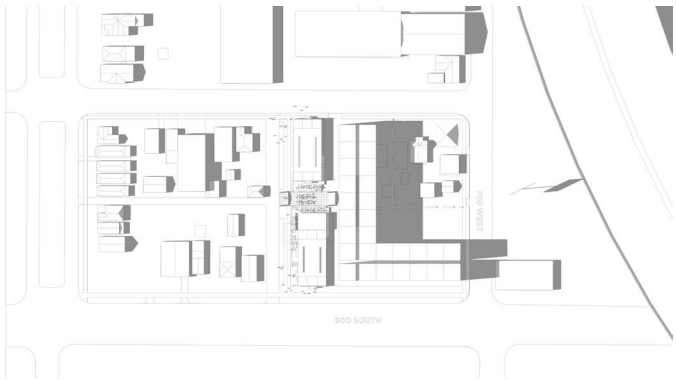
April 6 pm



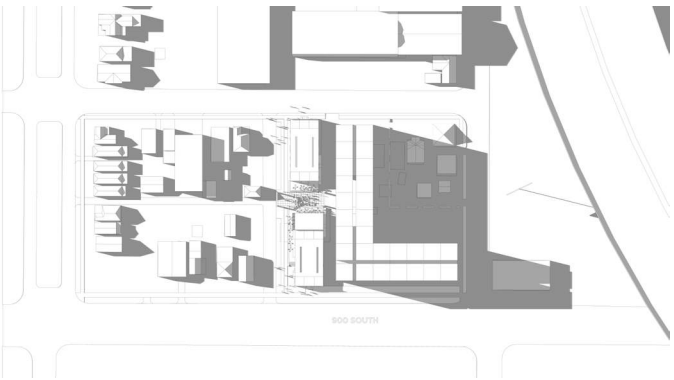
July 10 am



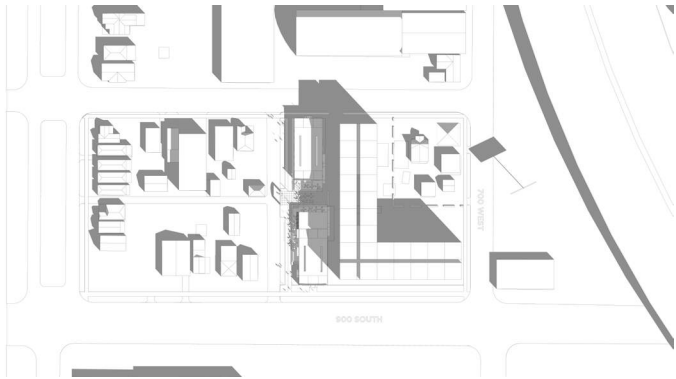
July 2 pm



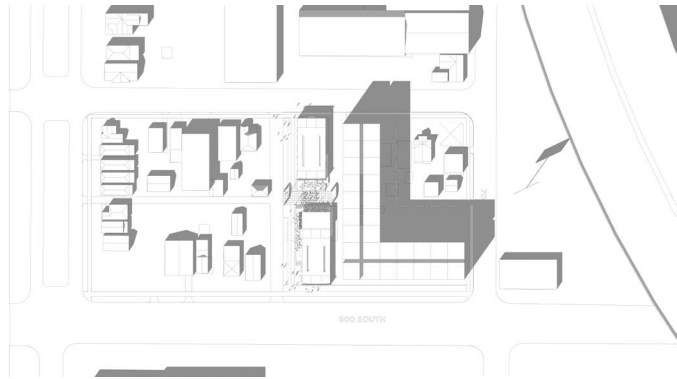
July 4 pm



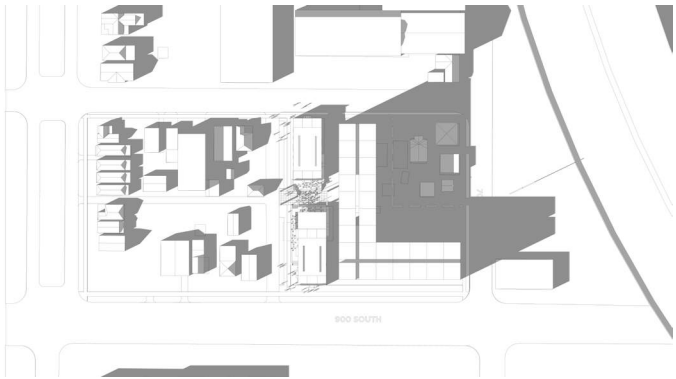
July 6 pm



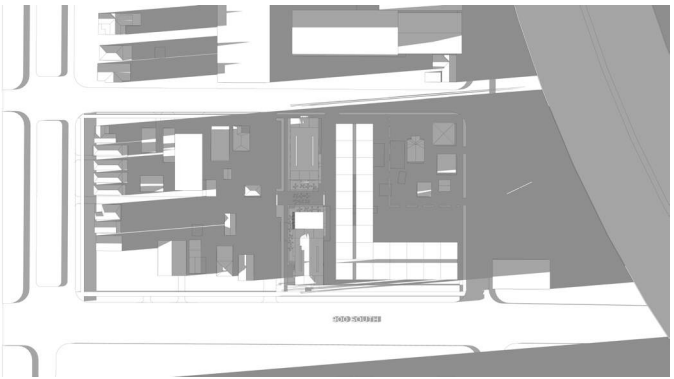
October 10 am



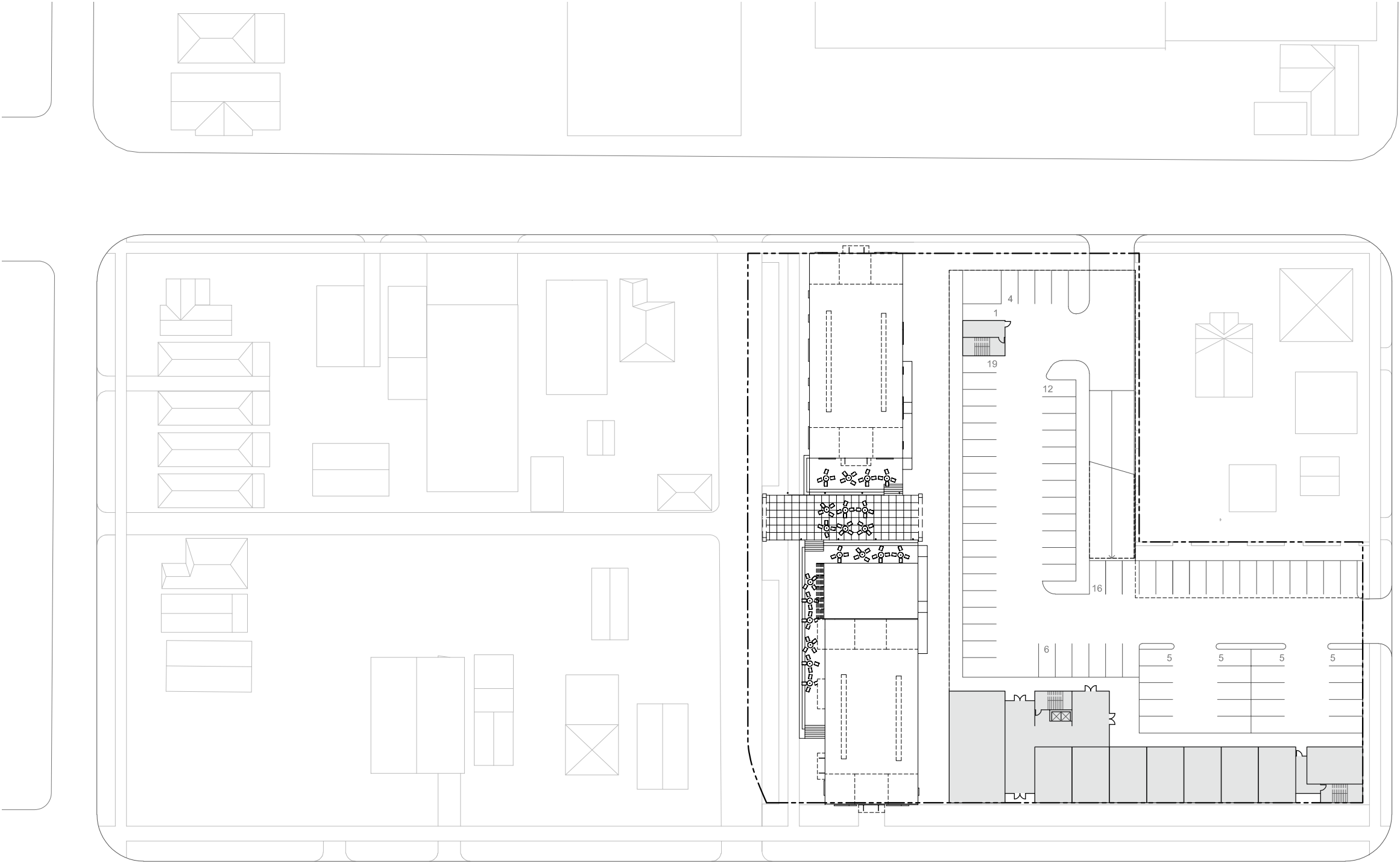
October 2 pm



October 4 pm



October 6 pm



GROUND LEVEL

FLOOR PLAN _ GROUND LEVEL

| | | |
|---------------|--|--|
| GROUND LEVEL: | Gross Area Amenities Studio Parking | 9,675 sf 1,800 sf 8 Units 78 Stalls |
|---------------|--|--|

| | | |
|----------|---------------------------------|-----------------------------------|
| LEVEL 1: | Gross Area Studio Parking | 9,675 sf 11 Units 69 Stalls |
|----------|---------------------------------|-----------------------------------|

| | | |
|------------|-------------------------------|----------------------------------|
| LEVEL 2-6: | Gross Area 1-bed Studio | 34,320 sf 8 Units 35 Units |
|------------|-------------------------------|----------------------------------|

| | | |
|--------|--|------------------------------------|
| TOTAL: | Studio (600 sf) 1-bed (900 sf) Total | 194 Units 40 Units 234 Units |
|--------|--|------------------------------------|

| | | |
|----------|--|--------------------------|
| PARKING: | %65 Required Parking: Provided Parking: | 152 Stalls 147 Stalls |
|----------|--|--------------------------|

| | | |
|---------------|--------------------------------|----------------------------------|
| GROUND LEVEL: | Amenities Studio Parking | 1,800 sf 8 Units 78 Stalls |
|---------------|--------------------------------|----------------------------------|

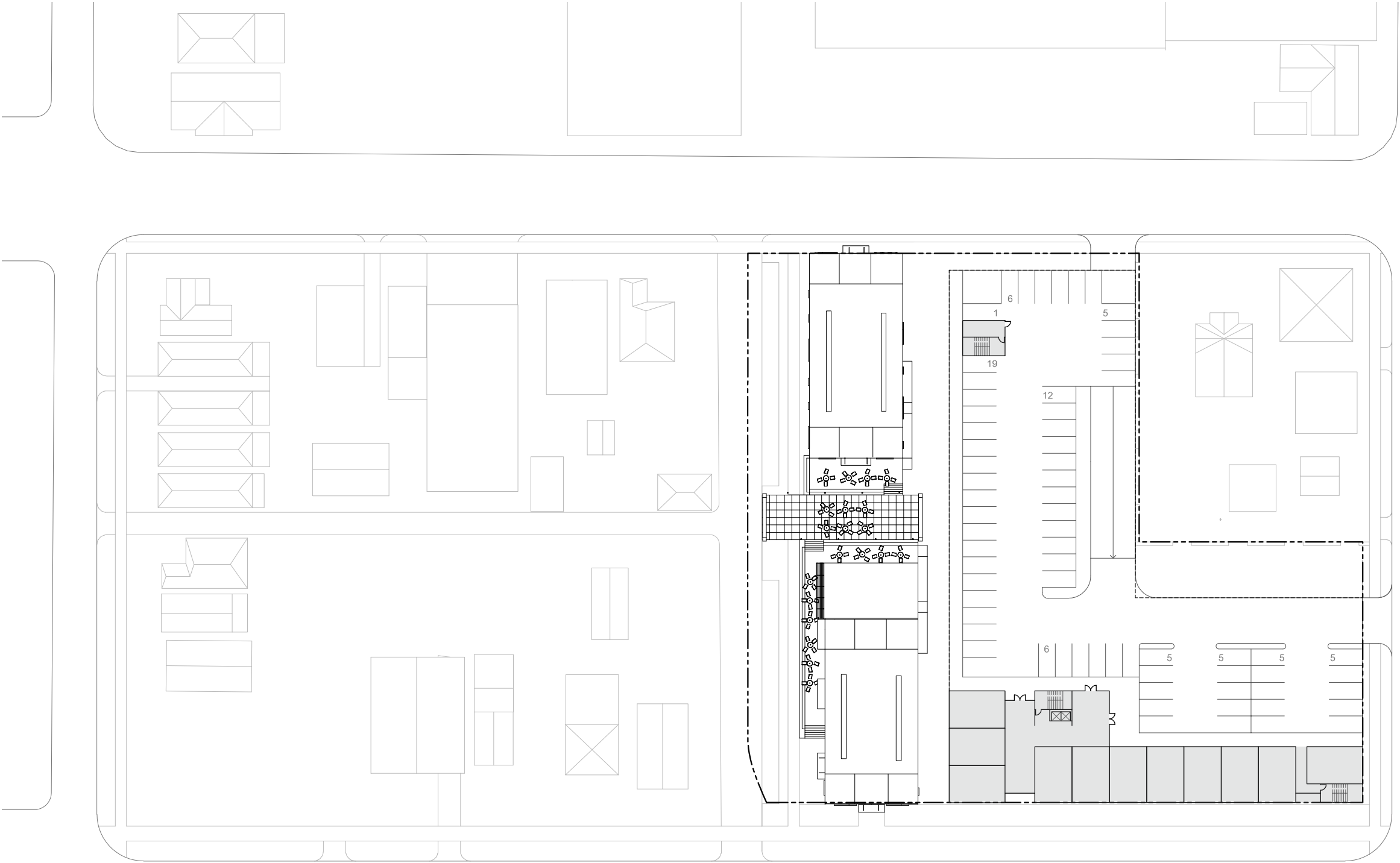
| | | |
|----------|-------------------|-----------------------|
| LEVEL 1: | Studio Parking | 11 Units 81 Stalls |
|----------|-------------------|-----------------------|

| | | |
|------------|-----------------|---------------------|
| LEVEL 2-6: | 1-bed Studio | 8 Units 37 Units |
|------------|-----------------|---------------------|

| | | |
|--------|--|------------------------------------|
| TOTAL: | Studio (600 sf) 1-bed (900 sf) Total | 204 Units 40 Units 244 Units |
|--------|--|------------------------------------|

| | | |
|----------|--|--------------------------|
| PARKING: | %65 Required Parking: Provided Parking: | 159 Stalls 159 Stalls |
|----------|--|--------------------------|

SCALE 1/64" = 1'- 0"



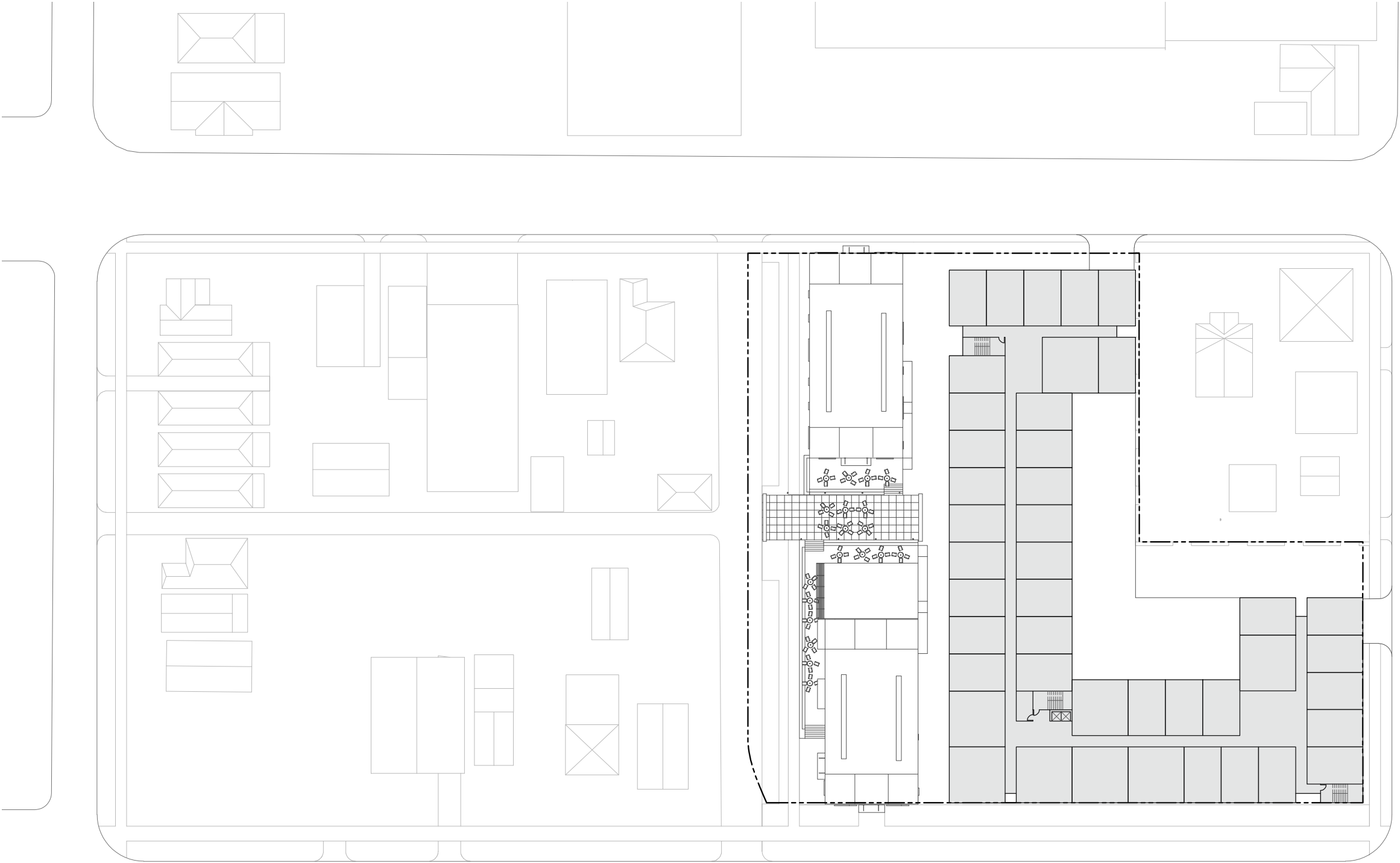
900 SOUTH

ZOO WEST

FIRST LEVEL

| | | |
|---------------|--|--|
| GROUND LEVEL: | Gross Area Amenities Studio Parking | 9,675 sf 1,800 sf 8 Units 78 Stalls |
| LEVEL 1: | Gross Area Studio Parking | 9,675 sf 11 Units 69 Stalls |
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| ----- | | |
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| PARKING: | %65 Required Parking: Provided Parking: | 159 Stalls 159 Stalls |

SCALE 1/64" = 1'- 0"



900 SOUTH

700 WEST

| | | |
|---------------|--|--|
| GROUND LEVEL: | Gross Area Amenities Studio Parking | 9,675 sf 1,800 sf 8 Units 78 Stalls |
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| <hr/> | | |
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LEVEL 2-6

SCALE 1/64" = 1'- 0"

ATTACHMENT C: M-1 & R-MU

Zoning Comparison

| REGULATION | EXISTING ZONING (M-1) | PROPOSED ZONING (R-MU) |
|------------------------|---|---|
| Lot Area/Width | 10,000 SF/ 80 FT | Multi-Family Dwellings – <i>No minimum/50 FT</i> Single Family Attached – <i>3,000 SF/22 FT for interior & 32 FT corner</i> Single Family Detached – <i>5,000 SF/50 FT</i> Twin Home Dwelling – <i>4,000 SF/25 FT</i> Two Family Dwelling – <i>8,000 SF/50 FT</i> Non-Residential Uses – <i>No minimum/No Minimum</i> Other permitted or conditional uses in 21A.33.020 - <i>5,000 SF/50 FT</i> |
| Setbacks | Front Yard – <i>15 FT</i> Corner Side Yard – <i>15 FT</i> Interior Side Yard - <i>No setback required</i> Rear Yard – <i>No setback required</i> <i>*All required front and corner side yards shall be maintained as landscape yards in conformance with the requirements of chapter 21A.48 of this title</i> | Front Yard – <i>No setback required; Maximum setback - at least 25% of the building facade must be located within 15 FT of the front lot line</i> Corner Side Yard - <i>No setback required</i> Interior Side Yard - <i>No setback required</i> Rear Yard – <i>25% of the lot depth/need not exceed 30 FT</i> |
| Parking Setback | <i>No specific parking setback regulations</i> | Surface Parking Lots Within an Interior Side Yard – <i>30 FT landscape setback from the front property line or be located behind the primary structure.</i> Parking Structures – <i>45 FT minimum setback from a front or corner side yard property line or be located behind the primary structure.</i> |
| Building Height | Building Height – <i>65 FT</i> | Residential Building Height – <i>75 FT</i> Non-Residential Buildings/Uses – <i>45 FT</i> (Maximum floor area coverage of nonresidential uses in mixed use buildings is limited to 3 floors) |
| Open Space | <i>No specific open space regulations</i> | Residential uses and mixed uses containing residential use - <i>20% of the lot area</i> |

The following uses are not currently allowed in the M-1 zoning district but are listed as permitted or conditional uses under the proposed R-MU zoning district designation:

| New Permitted | New Conditional |
|---|---------------------------------------|
| Art Gallery | Dwelling, group home (large) |
| Bed and breakfast, inn/manor | Dwelling, residential support (large) |
| Clinic (medical, dental) | Library |
| Daycare, nonregistered home daycare | Theatre, movie |
| Dwelling, accessory unit | |
| Dwelling, assisted living facility (large) | |
| Dwelling, assisted living facility (limited capacity) | |
| Dwelling, assisted living facility (small) | |
| Dwelling, group home (small) | |
| Dwelling, manufactured home | |
| Dwelling, multi-family | |
| Dwelling, residential support (small) | |
| Dwelling, rooming (boarding) house | |
| Dwelling, single-family (attached) | |
| Dwelling, single-family (detached) | |
| Dwelling, twin home and two family | |
| Eleemosynary facility | |
| Funeral home | |
| Mixed use development | |

The uses in the table below are currently listed as permitted or conditional uses in the land use table for the M-1 zoning district. These uses below would no longer be allowed under the proposed R-MU zoning district:

| Changing from Permitted to Not Allowed | Changing from Conditional to Not Allowed |
|--|---|
| Alcohol, Distillery | Animal, Raising of furbearing animals |
| Alcohol, Winery | Animal, Stockyard |
| Animal, Cremation service | Community correctional facility (large) |
| Animal, Kennel | Community correctional facility (small) |
| Animal, Pet Cemetery | Concrete and/or asphalt manufacturing |
| Animal, Pound | Grain Elevator |
| Bakery, commercial | Railroad freight terminal facility |
| Blacksmith shop | Railroad repair shop |
| Bottling plant | Recycling, processing center (outdoor) |
| Brewery | Rock, sand, and gravel storage and distribution |
| Building materials distribution | Utility, electric generation facility |
| Bus line station/terminal | Utility, sewage treatment plant |
| Bus line yard and repair facility | Utility, solid waste transfer station |
| Check cashing/payday loan business | Vehicle, automobile salvage and recycling (outdoor) |
| Contractor's yard/office | |

| Changing from Permitted to Not Allowed | Changing from Conditional to Not Allowed |
|---|--|
| Equipment, heavy (rental, sales, service) | |
| Equipment rental, (indoor and/or outdoor) | |
| Food processing | |
| Gas station | |
| Golf course | |
| Greenhouse | |
| Hotel/motel | |
| Impound lot | |
| Industrial assembly | |
| Large wind energy system | |
| Laundry, commercial | |
| Light manufacturing | |
| Package delivery facility | |
| Parking (commercial, off-site, park and ride lot, park and ride lot shared with existing use) | |
| Photo finishing lab | |
| Printing plant | |
| Radio, television station | |
| Recycling, collection station | |
| Recycling, processing center (indoor) | |
| Restaurant with a drive through | |
| Retail goods establishment with a drive through | |
| Sexually oriented business | |
| Sign painting/fabrication | |
| Small brewery | |
| Storage and display (outdoor) | |
| Storage, public (outdoor) | |
| Storage, self | |
| Store, convenience | |
| Studio, motion picture | |
| Taxicab facility | |
| Tire distribution retail/wholesale | |
| Truck freight terminal | |
| Vehicle, auction | |
| Vehicle, automobile truck and repair | |
| Vehicle, automobile truck and rental (including large truck) | |
| Vehicle, automobile, part sales | |
| Vehicle, automobile salvage and recycling (indoor) | |
| Vehicle, Recreational vehicle sales and service | |
| Vehicle, truck repair (large) | |

| Changing from Permitted to Not Allowed | Changing from Conditional to Not Allowed |
|--|--|
| Warehouse | |
| Welding shop | |
| Wholesale distribution | |
| Woodworking mill | |

ATTACHMENT D: City Plan Considerations

Adopted City Plan Policies and Guidance

Zoning map amendments are reviewed for compliance with City master plans and adopted policies. The below plans were adopted for the area:

- **Westside Master Plan (Current Community Plan)**
 - The subject properties are located along the north end of the 700 West industrial corridor which is between I-15 and 800 West from 800 South to approximately 1700 South.
 - The steps identified for gradual change along the 700 West corridor include —zoning changes, design guidelines and capital improvements.
 - The plan includes several goals for increasing the community’s residential density.
 - Adding more commercial and multi-family residential infill should be pursued when the opportunity for redevelopment arises along the corridor.
 - Residents’ ideas for the future of the 700 West corridor had a focus on phasing out of the intense industrial uses.
 - Consider permitting residential and commercial infill on vacant parcels in the industrial corridor. Height and bulk regulations for infill development should be as flexible in order to achieve high density development (50 or more dwelling units per acre).
 - Identify underutilized or unmaintained areas within large residential blocks in the Westside. These mid-block areas should be targeted for development through flexible zoning and design standards.
 - Some design elements that are used to increase density, such as height and bulk, can be made compatible through appropriate architectural design and landscaping techniques.
 - Review the uses that are permitted in the current light manufacturing zoning district and determine if a new zone may be more appropriate. A new district should more specifically regulate building and site design and should completely prohibit any uses that produce noxious odors, fumes or other discharge or other uses that rely heavily on outdoor storage.
- **9 Line Corridor Master Plan**
 - Major & Minor Gateways - The 9 Line enjoys an excellent relative location in the Salt Lake Valley, passing many important transportation corridors, neighborhood nodes, parks and other points of interest. Nowhere is this more obvious than at several of the major potential gateways to the corridor; places where the 9 Line intersects with important modes of transportation such as UTA Trax, or the Jordan River Parkway. In order to increase its visibility, and to welcome potential corridor users, these important intersections – major and minor – should be considered gateways, and provide the appropriate amenities and infrastructure to that end. Moreover, they should consider the needs of motorists, cyclists and pedestrians.
 - Where the 9-line passes under I-15 is a major gateway and 700 West acts is identified as a minor gateway.
 - On 900 S between the I-15 node and the 9th and 9th node is identified as a Corridor Type C - The corridor is widest in this area connecting users to regional parks and neighborhood commercial centers along the paved trailway. This area features a mixture of residential, commercial and light industrial uses. The neighborhood node

at 900 South & 900 West presents a strong opportunity to catalyze future development

- I-15 Node Analysis and Potential - The 9 Line corridor changes dramatically between I-15 and 900 West. Adjacent land uses in this section of the corridor transition from commercial and light industrial on the eastern end to neighborhood commercial, single-family residential and open space on the west end. There is some vacant land and a new bike park adjacent to the Interstate which present opportunities for programmed activities and other trailway development.

- **Plan Salt Lake**

- Growth – Promote infill and redevelopment of underutilized land.
- Housing – Direct new growth toward areas with existing infrastructure and services that have the potential to be people oriented.
- Beautiful City - Support and encourage architecture, development, and infrastructure that is people-focused, responds to its surrounding context and enhances the public realm, reflects our diverse cultural, ethnic, and religious heritage and is sustainable, using high quality materials and building standards.
- Create opportunities to connect with nature in urban areas.
- Reinforce and preserve neighborhood and district character and a strong sense of place.
- Preservation - Preserve and enhance neighborhood and district character.
- Encourage the incorporation of historic elements into buildings, landscapes, public spaces, streetscapes, neighborhoods, and districts where appropriate.
- Economy - Support the growth of small businesses, entrepreneurship and neighborhood business nodes.

- **Growing SLC**

- Develop flexible zoning tools and regulations, with a focus along significant transportation routes
- Support diverse and vibrant neighborhoods by aligning land use policies that promote a housing market capable of accommodating residents throughout all stages of life

- **Salt Lake City Comprehensive Housing Policy**

The Salt Lake City Comprehensive Housing Policy was adopted on March 1, 2016. The Housing Policy represents the City Council's efforts to establish a policy direction to address current conditions in Salt Lake City. The intent is that this direction will be followed whenever the City engages in housing funding assistance, zoning and land use planning, master planning neighborhoods, and creating economic incentives. Additionally, the Housing Policy is intended to achieve the following that relate to the requested rezone:

- Foster and celebrate the urban residential tradition
- Develop new housing opportunities throughout the City
- 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

- **Transit Master Plan**

- 900 S is identified as a high priority corridor as it provides opportunities for additional east/west cross- town connections as well as connections. 900 W is also

discussed as improving connections to the neighboring Fairpark and Glendale communities.

- Building off existing plans and policies, the Salt Lake City Transit Master Plan recognizes the importance of land use, street connectivity, and placemaking to implement a well-used and attractive frequent transit network (FTN). The FTN must be supported by a concentration of land uses, connections to key destinations, a rich mix of uses, and interconnected streets. The Transit Master Plan embraces these concepts to help achieve the City's goals to increase transit ridership in Salt Lake City.
- Provide a rich mix of uses that support street-level activity throughout the day and night. A diversity of land uses (including residential, commercial, industrial, institutional, and recreational uses) promotes walking and transit ridership, and reduces driving.
- A mix of land uses allows more daily needs to be met within shorter distances, encouraging people to walk and take transit for more trips. Land use diversity also creates a more interesting and active urban environment that makes walking and taking transit feel safer and more attractive at all times of the day and night
- Salt Lake City also plays an important role in working with developers to set standards for new development. These standards can help ensure land uses support the FTN, including: Pedestrian-oriented design: Identify design standards that promote pedestrian-oriented urban design features, such as active frontages built right to the street with parking located at the rear of the building and landscaping that provides a buffer between the sidewalk and the street.
- Land use and placemaking recommendations –Continue to monitor zoning along the FTN to ensure transit is supported by a mix of uses, adequate densities, parking requirements, and other transit supportive elements.
- Provide a mix of housing options along the FTN to support housing affordability and diversity

Staff Discussion

As discussed in the considerations section of the staff report, the proposal generally complies with the master plan policies for the area by providing the opportunity to add more compatible commercial and residential infill along the 700 W corridor and along 900 S which acts as an important gateway into the broader Westside community. The proximity to Downtown, the Jordan River and the 9 Line Trail all make the area attractive to many residents.

The proposed R-MU zone would allow for residential uses that are not permitted under the existing M-1 zoning designation, which further promotes the goals and visions of city plans by promoting redevelopment of underutilized land. The proposed R-MU zone also restricts some of the industrial uses allowed in M-1 that currently have a negative visual impact on this Westside gateway such as outdoor storage of materials and finished products.

ATTACHMENT E: Analysis of Zoning Amendment 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 |
|--|-----------------|--|
| 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; | Complies | The property is located within the <i>Westside Master Plan</i> area. See Attachment D for discussion of relevant City policies and plans and the proposal's compliance. |
| 2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance. | Complies | <p>The purpose of the R-MU Residential/Mixed Use District is <i>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.</i></p> <p>In compliance with this purpose statement, the proposed location of the zoning district fits the location criteria of the zone. The zone would be located in an area supported by the master plan for a mixed of uses including high density residential. The standards of the R-MU zone, such as distance from the buildings to the sidewalk, also help promote a walkable urban neighborhood with pedestrian scale activity.</p> |
| 3. The extent to which a proposed map amendment will affect adjacent properties; | Complies | The proposed R-MU zoning district would allow a mix of land uses and residential uses that are not currently allowed by the M-1 zoning. The development standards in the R-MU zoning district are intended to encourage the development of areas as a mix |

| | | |
|--|-----------------|---|
| | | <p>of compatible residential and commercial uses, which is consistent with the Master Plan policies and goals in this area.</p> <p>The proposal would add residential uses as allowed uses to the properties; however, even though the surrounding properties are zoned M-1, many of the adjacent properties contain residential uses so the proposed zone would be more compatible with the existing uses than the M-1 zoning district.</p> <p>Many of the more visually and environmentally impactful industrial uses that are currently allowed in the M-1 zone would no longer be allowed under the requested zoning designation. See Attachment C for a comparison of the permitted and conditional uses in the M-1 and R-MU zone.</p> <p>The proposed zoning district does allow for heights up to 75' for residential development, which is an increase in 10' from the 65' that is currently allowed in the M-1 zone, however, staff does not believe that to be a substantial change that would cause any different or significantly increased impacts than a 65' building. Additionally, the R-MU zone requires a rear yard setback (25% of the lot depth) whereas is in the M-1 zone, there is no setback requirement and the allowed uses may be more impactful to surrounding residential uses.</p> <p>The proposed R-MU zoning is not anticipated to introduce substantive new or additional negative impacts to adjacent properties. The proposal will lessen the potential for negative impacts in a number of ways versus the current development allowances under the M-1 zoning designation. Given the likely future transition of the area into one of mixed-use zoning, specifically the 700 W industrial corridor and the 900 S gateway into Westside neighborhoods, having mixed-use zoning along the frontage of 700 W as well as 900 S is desirable in the context of future development and plans for the area.</p> |
| 4. Whether a proposed map amendment is consistent with the | Complies | <p>The proposed map amendment is not within any overlay zoning district. This standard is not applicable to the proposal.</p> |

| | | |
|---|-----------------|--|
| purposes and provisions of any applicable overlay zoning districts which may impose additional standards | | |
| 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. | Complies | No comment was provided by the Public Utilities Department; however, the subject property is located within a built environment where public facilities and services already exist. The site is currently served by 900 south, 700 west, Genesee Ave, and a public right of way. Future development on these properties, such as commercial or multifamily development may require upgrading utilities and drainage systems that serve the properties. Any required infrastructure upgrades will be evaluated with a specific site development plan. |

ATTACHMENT F: Photographs





View of subject site from corner of 900 S and 700 W facing north west



View of subject public right of way from 900 S facing north



View of subject site from Genesee Ave. facing south



View across the street to the south of the subject site – south side of 900 S



View of surrounding development on the block face to the west of the subject site



View of surrounding development – 800 W facing east



View of surrounding development to the north of the subject site – Genesee Ave. facing west



View of surrounding development on Genesee west of subject site

ATTACHMENT G: Public Process And Comments

The following attachment lists the public meetings that have been held, and other public input opportunities, related to the proposed project. All written comments that were received throughout this process are included within this attachment.

Poplar Grove and Glendale Community Council Meetings

The property is within the boundaries of Poplar Grove Community Council. Planning staff nor the applicant were invited to speak at a Poplar Grove or Glendale Community Council meeting regarding this proposed zoning map amendment request; however, prior to submitting the previous rezone application, the applicants attended the September 25, 2019 Poplar Grove Community Council meeting, which was hosted on the subject site in the vacant warehouse buildings. During the meeting the applicant discussed their plans to request a rezone for the properties and their ideas and intent for future development of the site with multi-family housing. Planning Staff also attended the meeting to answer any city process and zoning related questions. Questions were asked about height, design standards, and building materials that would be applicable under the requested R-MU zoning district.

Early Notification

A notice of application was sent to the chair of the Poplar Grove & Glendale Community Councils. The Community Councils were given 45 days to respond with any concerns or comments.

Notice of the application was also sent to property owners and residents within 300 feet of the project. The purpose of this notice is to inform surrounding property owners and residents that an application has been submitted, provide details regarding the request, outline steps in the planning review and decision making process, and to let them know how to obtain more information and submit comments early on in the review process.

City Open House

Because the property is located within 600 feet of two community council districts, the City Planning Division held an online open house on the Salt Lake City website for the proposal in order to obtain feedback from residents and property owners and to provide information about the public process and City regulations.

For the open house, the City provided mailed notice to residents and property owners within approximately 300 feet of the proposal two weeks in advance of the open house. Notices were also e-mailed to the City's general Planning mailing list and to those individuals that requested notice for meetings for the proposal.

Public Hearing Notice

The Planning Division provided the following notices for the Planning Commission meeting:

- Mailed notice sent October 2, 2020
- E-mailed notice to listserv sent October 2, 2020
- Public hearing notice signs posted on the property October 2, 2020

Public Input Received

Planning Staff received a letter of support from the Glendale Community Council. No other formal public comments have been received as of the publication of this staff report.



Board of Directors

Turner C Bitton
Chair

Ashley King
First Vice Chair

Latu Patetefa
Second Vice Chair

Jeremy King
Treasurer

Dane Hess
Past Chair

Ryan Curtis
At-Large Member

July 27, 2020

Chris Earl
Salt Lake City Planning Division
451 S State St
Rm 406
PO Box 145480
Salt Lake City UT 84114-5480

RE: PLNPCM2020-00442

Dear Chris,

It is my pleasure to submit this letter on behalf of the Glendale Community Council. After our review, we would like to express our enthusiastic support for the zoning map amendment proposed in this development. With the current shortage of housing in Salt Lake City, more is always welcome. Above that, though, the prospect of commercial development is very exciting to us. Here on the west side, residents often have to travel outside the neighborhood for basic things like shopping and dining; projects like this are sorely needed.

The proposed development is exactly the kind of thing that Glendale's residents have repeatedly expressed interest in for the past several years. It will act as an anchor to bring much-anticipated commercial development to the east side of the neighborhood and tie the neighborhood together in a more cohesive manner. Adding more amenities to our community is a step in the right direction and we look forward to seeing this development move forward in the process.

Thank you for the opportunity to weigh in on the development. We greatly appreciate the opportunity to engage in discussions affecting our neighborhood.

Thank you,

Turner C. Bitton
Chair, Glendale Community Council

ATTACHMENT H: City Department Review Comments

Transportation

Transportation doesn't have any issues with the rezone.

Engineering

No objections to the proposed rezone.

Public Utilities

No comment provided.

Fire

Building Services finds no Fire Code related issues associated with this rezone.

Building Services

Building Services finds no building code or zoning related issues associated with this rezone.

SLC Real Property Management

Salt Lake City property management authorizes the applicant to move forward with the small portion of the city owned alley included in the rezone request. Please include a condition that the rezone is subject to the petitioner entering into a Purchase Agreement with the City to acquire the vacated alley if the vacation is approved by the City Council.