



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Nannette Larsen, Principal Planner, 801-535-7645 or nannette.larsen@slcgov.com
Date: January 13, 2020
Re: PLNPCM2020-00604/00712 – 554 and 560 S. 300 E. Master Plan and Zoning Map Amendments

Master Plan and Zoning Map Amendments

PROPERTY ADDRESS: 554 and 560 South 300 East
PARCEL ID: 16-06-378-008; 16-06-378-009
MASTER PLAN: Central Community – Residential/Office Mixed Use
ZONING DISTRICT: RO (Residential Office)

REQUEST: Salt Lake City has received a request from Mariel Wirthlin, representing the property owner of 554 and 560 South 300 East, to amend the Central Community Master Plan and the zoning map.

The proposal would rezone the properties located at approximately 554 and 560 South 300 East from RO (Residential Office) to R-MU (Residential/Mixed Use) and amend the Central Community Future Land Use Map from Residential/Office Mixed Use to High Mixed Use. The proposed Master Plan amendment to High Mixed Use and rezone to R-MU is intended to allow retail service uses on the property, in addition to office use.

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 and master plan amendment.

ATTACHMENTS:

- A. Applicant Submittal and Information
- B. Zoning Map
- C. Central Community Future Land Use Map
- D. Site Photos
- E. RO Zoning Standards
- F. R-MU Zoning Standards
- G. Analysis of Amendment Standards
- H. Department Comments
- I. Public Process and Comments

PROJECT DESCRIPTION:

The properties under review to amend the master plan and zoning map are located on the corner of 600 South and 300 East and are located in the Central Community Master Plan area.

The Central Community Master Plan includes a Future Land Use map which currently designates the subject properties as “Residential/Office Mixed Use”. Residential/Office Mixed use provides for spaces to include multi-family residential dwellings and office uses within the same structure or separate structures.

The properties are also within the East Downtown Neighborhood Plan. This neighborhood plan specifies development patterns that were identified as important factors to the future development of this neighborhood. These development patterns include view corridors, economic development, and land use.

This area has been identified in the East Downtown Neighborhood plan as a mixed use neighborhood district, which is designated as an area which provides local services to residents of East Downtown. This neighborhood plan also recommends that areas within the East Downtown area are rezoned to a mixed use district to further facilitate service uses directed toward residents of this neighborhood.

The proposal is also to amend the zoning map and change the zoning district of the properties. Currently the properties are within the RO (Residential Office) zoning district, the applicant is proposing to rezone to R-MU (Residential Mixed Use). This is to allow retail services on the site, earlier this year a business license for retail services was denied. If the master plan and zoning map amendments are approved the property owner would be allowed to fully redevelop the site in accordance to the R-MU (Residential Mixed Use) zoning district standards and permitted land uses.



Figure 1: Vicinity Map

BACKGROUND

The properties under review for a master plan and zoning map amendment currently have an office building on each of the properties at 554 S and 560 S. These structures and their accompanying parking structures were constructed around 1970 and have been in continuous use since. In 1993 a subdivision plat was recorded with Salt Lake County that includes the two lots, the Worker’s Compensation

Subdivision creates a 20' shared drive and two lots that are the subject properties. Presently the buildings are used for offices and medical offices. Earlier this year a business license application for retail services was submitted. This application was denied due to the standards in the RO (residential office), within the RO district retail services are not permitted.

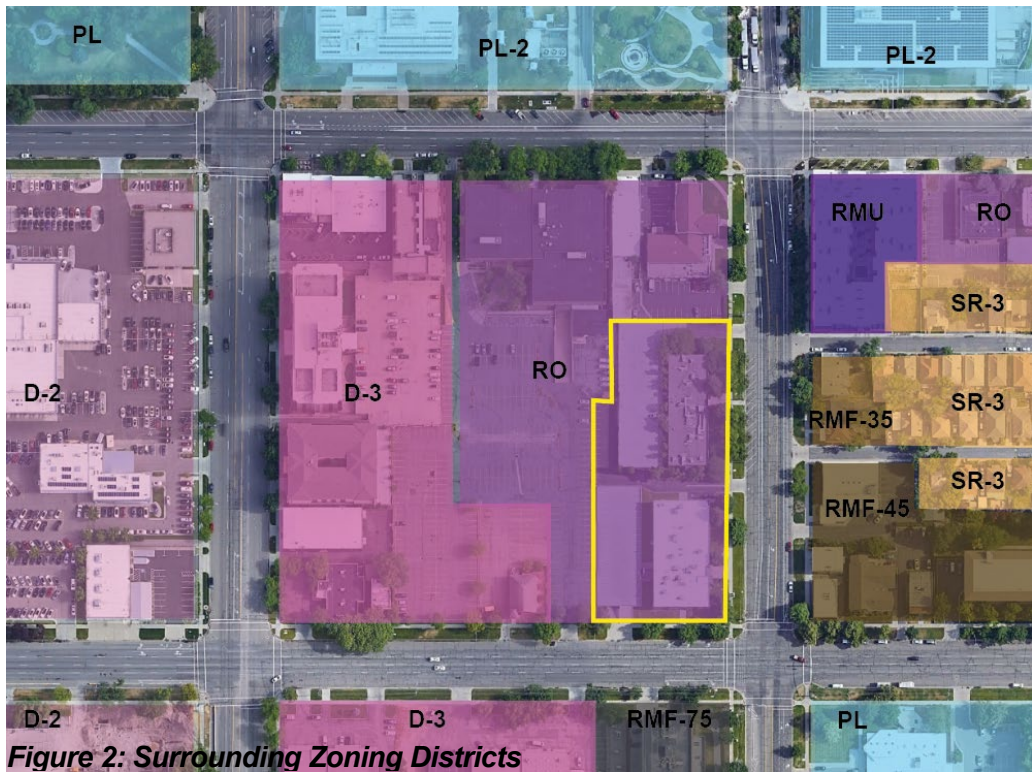


Figure 2: Surrounding Zoning Districts

The subject properties front along 300 East and 600 South. 600 South is labeled as an arterial street in the Major Street Plan. An arterial street facilitates high traffic volumes at relatively high speed limits over long distances. 500 South to the north of the subject sites is also labeled as an arterial street in the same plan. 300 East is labeled as a collector street on the plan, collector streets facilitate less traffic at lower speeds and are considered to be the connection between arterial and local streets.

These properties are east of the downtown area and nearly adjoin an established downtown zoning district (D-3 to the west of the subject sites). The sites are also within approximately 1/3 of a mile from the Library Trax station, in addition to other community service locations. This site is across the street from the Central City Recreation Center, a center for YouthCity, and further to the north is the Salt Lake City Library and The Leonardo.

The surrounding properties to the sites include both residential and commercial uses. To the immediate north and west of the sites is zoned RO (Residential Office) and include office and religious types of uses. To the south of the site is an RMF-75 (Residential Multi-Family) district and was developed as high density residential. To the east of the sites is another R-MU (Residential Mixed Use) zone, developed as high density residential, and RMF-35 (Residential Multi-Family) and RMF-45 (Residential Multi-Family) and includes moderate and low density residential uses as well as an office use. The multitude of different districts in this area is a result of the lengthy history of this neighborhood and its urban historic nature. When the Master Plan Future Land Use Map was created the diversity of existing uses were taken into consideration as well the development potential of this community based on its proximity to downtown.

KEY CONSIDERATIONS:

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

1. RO and R-MU Zoning District Comparison
2. Compatibility with Master Plan Policies
3. Zoning Compatibility with Adjacent Properties

Consideration 1 – RO and R-MU Zoning District Comparison

Use

The purpose of the application for the Master Plan and zoning map amendment is to allow additional uses on the properties. The Residential Office zoning district uses are suitable for office use, as it's a district that it meant to allow for a combination of residential dwellings and office types of uses.

The majority of land uses between the RO and R-MU zoning districts are very similar; the notable exceptions, and that are uses that could potentially be used on the sites, are included in the table below. These include office; medical and dental clinics; tavern, bar, and brewpub; mobile food businesses; reception center; retail goods; retail services; and large and small Assisted Living Centers.

Zone	Office	Clinic (medical, dental)	Tavern, Bar, Brewpub	Mobile Food Business	Reception Center	Retail Goods	Retail Service	Assisted Living (large/small)
RO	P	P						
R-MU	P	P	C	P	P	P	P	P

Building Height and Yard Requirements

Building height for non-residential uses actually reduces the maximum building height allowed if the amendments are approved. The Residential Mixed Use zoning district has this height restriction as the district encourages structures that are residential and allow for a mix of uses.

The R-MU district does not require front or interior and corner side yard setbacks. It is considered a more walkable and urban district than the RO district. The rear yard setbacks are the same between the two districts, which allow for parking to the rear of the structure.

Zone	NonResidential Building Height	NonResidential Front Yard	NonResidential Side Yards	NonResidential Rear Yard
RO	60'	25'	15'/25'	25% lot depth (max 30')
R-MU	45'	0'	0'	25% lot depth (max 30')

Structures which include residential uses in the RO district allow for a structure with the same building height and setbacks. In the R-MU district additional building height with a permitted maximum of 75'. The setbacks are the same whether residential is included in the development or not.

Zone	Residential Building Height	Residential Front Yard	Residential Side Yards	Residential Rear Yard
RO	60'	25'	15'/25'	25% lot depth (max 30')
R-MU	75'	0'	0'	25% lot depth (max 30')

Parking

There is no difference in parking standards between the RO and R-MU zoning districts for the majority of land uses. The applicant is proposing to include retail services and both RO and R-MU districts require 2 spaces per 1,000 square feet of usable floor area. The same number of parking spaces are required for office within both districts as well.

The only difference between the two zones, as far as parking is concerned, is with residential uses. The RO district requires 2 stalls for each residential units with 2 or more bedrooms, 1 stall for 1 bedroom, and ½ a stall for single room occupancy dwellings. The R-MU requires only a ½ stall per multi-family unit, regardless of the number of bedrooms.

The infrastructure in the immediate area can support a reduction in the number of cars per dwelling unit. The site is near a number of bus lines that are easily accessible, it is within a ½ mile of a Trax station, and is within walking distance of the Smith’s grocery store.

Landscape Buffers

There are no landscape buffers required for this site, whether the rezone to R-MU is approved or the RO district is retained. In both the RO and R-MU zoning districts a landscape buffer is only required with the site is adjoining a single-family zoning district.

Consideration 2 – Compatibility with Master Plan Policies

The property under review is part of the Central Community Master Plan. This plan lays out general land use policies and guidelines for the community, paired with more specific guidelines and land use policies in the master plan’s Future Land Use Map. The Central Community Master Plan was adopted by City Council in 2005.

The intent of the Central Community Master Plan is based on four fundamental goals:

- *“Livable communities and neighborhoods”*
- *“Vital and sustainable commerce”*
- *“Unique and active places”*
- *“Increased Pedestrian mobility and accessibility”*

The intent of the Central Community Master Plan will be met if the proposed amendments are approved. Allowing the property to be rezoned from RO (with limits on the number of uses) to R-MU (which permits a greater number of uses) furthers the goals of creating a sustainable commercial center by permitting a greater number of uses on the site. Multiple studies conducted have found a diversity of uses creates resilient and sustainable communities as changes to markets inevitably occur. Allowing for a greater diversity of uses also creates more livable communities as a mix of uses reduces the need for cars and encourages active transportation while increasing the accessibility of services.

The sites are currently within the Residential Office Mixed Use designation on the Future Land Use Map of the Master Plan. The Residential Office Mixed Use designation allows for an area for a mix of

residential and office uses. The associated zoning district of Residential Office (RO) furthers the intent of the Future Land Use Map for this property. The proposal is to change the future land use designation from Residential Office to High Mixed Use. The High Mixed Use designation allows for medium to high density residential and higher intensity commercial uses. The recommended locations for High Mixed Use in the Central Community area is near light rail stations in the downtown area. The amendment from Residential Office Mixed Use to High Mixed Use is appropriate as the properties located at 554 and 560 South 300 East are within a half mile walk from the Library light rail stations (in addition to bus routes, and bike lanes) a 1/2 mile distance is considered walkable and facilitates transit to the downtown area as well as a greater degree of density when compared to those properties located further away from a high capacity transit station.

The subject sites are in the Central City Neighborhood area within the Central Community Master Plan. This neighborhood area encourages the expansion of the existing housing stock as well as *“focusing commercial activity on providing services to the areas residences”*. It also states that buffers and transition areas are important elements within this neighborhood. The proposed amendments reinforce these policies by first, providing additional space for housing in an area with sufficient infrastructure to facilitate high density housing. The proposed amendments also are appropriate to the area even though it does allow for significant increase in impact and density if the site were to be redeveloped for residential uses. This is because the district to the north, south, and east allow for either high or medium density residential or mixed uses.

Within the Central Community Master Plan, these subject sites are within the East Downtown View Protection area. This East Downtown View protection area provides urban design policies to shape the area into livable and lively community for its residents. To accomplish this the Master plan refers to the East Downtown Master Plan and urban design elements. These elements and policies include:

- *“Protect view corridors, vistas, and focal points.”*
- *“Support zoning regulations that provide opportunities for unique and creative urban design solutions.”*

The East Downtown Neighborhood Plan calls out the subject sites as mixed use retail and Commercial. This area, which extends from the City and County Building to Trolley Square, encourages:

“Ground level parking lots...targeted for mixed-use project to maximize the value of the land”

“Development should include consideration of medium density residential units in combination with retail and commercial uses”

The proposed amendments support these goals by allowing for the future development of the site to allow for a greater mix of uses to support the surrounding residences of the East Downtown neighborhood as well as maximizing the land by allowing for a more urban and intense type of structure.

Finally, Plan Salt Lake, a city-wide plan intended to provide guidance outlines initiatives to support the guide the growth and changes as they occur in the City, also support the proposed amendments. Initiatives that are supportive of the proposed amendments include:

“Support the growth of small business, entrepreneurship and neighborhood business nodes.”

“Reduce individual and citywide energy consumption.”

“Reduce automobile dependency and single occupancy vehicle trips.”

“Encourage a mix of land uses”

The proposed amendments meet these initiatives through supporting commerce in Salt Lake City by encouraging a diversity of land uses, locating retail and other uses closer to residences which reduce energy consumption through making a wider range of uses accessible, and by reducing the number of vehicle trips thereby reducing the production of vehicle emissions.

Consideration 3 – Zoning Compatibility with Adjacent Properties

While the applicant is not proposing to alter the site in anyway at this time, the proposed amendments would allow for the future redevelopment of the site which would be different than what the current zone allows. An analysis of potential concerns is reviewed below.

Building Height

Building height in the proposed R-MU district is dependent on the proposed use of the building, this is reviewed in greater detail in Key Consideration 1. The R-MU district permits a building height up to 75'. This building height maximum is consistent with properties along 300 East in proximity of the subject properties. While the sites along the east side of 300 East have a maximum height of 45' or 35' with moderate density residential, with the buffer from 300 East, which includes a 16' park strip on each side of the street and an approximate 72' street, the separation between the two building types should be sufficient to warrant an increase in height. Also, the allowed increase in height of the subject properties is appropriate as further to the west of the subject sites is the D-3 district, which allows building heights up to 90', and the properties within the RO district to the west of the subject sites would also be allow to build up to 90' as they abut a district that allows for greater height than in the RO district.



Figure 3: Surrounding Zoning Districts Building Heights

Building Setbacks and Landscape Buffer

The only landscape buffer required in either the RO or R-MU districts is when the property abuts a residential zone, residential uses across a street would not trigger the buffering requirements. The subject properties under review do not abut a residential zone and whether a landscape buffer is provided is not applicable.

The difference in required building setbacks between the RO and R-MU districts is centered around the allowed density in each zone. The RO district is generally appropriate in areas where residential is being adapted to allow office types of uses, this means that setbacks which are appropriate in residential areas would also be appropriate for Residential Office areas. The required setback in the RO district is use dependent but generally requires 20' front yard setbacks, 10' corner yard setbacks, and between 4' and 10' from interior side yard setbacks. The rear yard setback in this district is 25% of the lot depth up to 30' which allows for parking the rear yard area. The districts across 600 South and 300 East and comprising of the RMF-45 and RMF-75 zoning district require similar setbacks to the RO district, that being between an approximate 25' setback in the front, a 20' to 25' on the corner side yard, and 25% of the lot depth in the rear yard.

The R-MU district does not require front or side yard setbacks for multi-family residential and nonresidential uses. However, a rear yard setback of 25% of the lot depth or 30' is required, this also allows for the placement of parking in the rear yard, or midblock open space for residential or commercial use. This district is a much more urban district and is intended to be used in areas where a walkable urban network is appropriate.

Parking

For the majority of uses parking will be the same regardless of whether the amendments are approved. The only exception is for residential uses. The RO, RMF-45, and RMF-75 zoning districts require that parking is provided at a rate of 2 spaces for a multi-family residential unit containing 2 or more bedrooms, 1 space for a residential unit containing 1 bedroom, or 1/2 space for single room occupancy units. The R-MU district requires only 1/2 space for any type of multi-family residential unit.

Planning Staff does not see this reduction in the number of required spaces as an issue as the location of the subject sites have sufficient transit infrastructure to support daily activities that do not require access to a car. Accessible transit in this area (within a 1/2 mile of the site) includes the Library light rail station approximately 1/3 mile, bus routes to the west along State Street and to the east along 500 East, and bike lanes along 300 east and 500 south. All of these transit options are considered to be accessible by walking and are within a 1/2 of the subject sites.

DISCUSSION:

Presently, the configuration of the site only allows for office types of uses. Allowing for an amendment to the Master Plan's Future Land Use Map and Zoning Map would permit a greater diversity of uses in the existing buildings on the site. The intent of the Central Community Master Plan and East Downtown Neighborhood Plan supports permitting uses that serve the surrounding residents. Permitting retail in addition to office and residential will accomplish this intent.

Permitting a greater number of uses and permitting a mix of uses on this site improves the resilience of the community by allowing the existing building to be better adaptable to changes in the market and servicing the needs of the community. Allowing for retail on the sites, in addition to office and

residential uses, also further the initiative of sustainability in Salt Lake City through expanding the more urban design and uses further from the Central Business District and other commercial central corridors, like 400 South. As Salt Lake City continues to grow demand for additional housing and commercial spaces (particularly a mix of commercial space) will also grow necessitating commercial districts to also expand.

While at this time there are no plans to redevelop the site, an approval of the proposed amendments opens the possibility of redevelopment for a denser and more urban oriented layout. As described in Key Considerations 1 and 3, as well as standards in the R-MU district included as Attachment G, the differences between the RO and R-MU center around the walkability and density allowed in the R-MU as well as an increase in the number of uses allowed, and that any potential development which will become available if the amendments are approved have been found compatible with the surrounding existing neighborhood.

Further, permitting more urban and dense residential dwellings in locations which support transit reduce the overall cost of living as transportation costs are reduced. By allowing for additional residential dwellings in areas which are supported by transit increase the number of affordable residential units that are more accessible to a greater number of people.

Finally, the proposed amendments to the Master Plan's Future Land Use Map and the Zoning Map meet the intent of the Central Community Master Plan and the purpose of the Residential Mixed Use Zoning District. The intent of the Residential Mixed Use district is to *"create a walkable urban neighborhood"* while the purpose of the Central Community Master Plan is to *"increase pedestrian mobility and accessibility"* These subject sites are appropriate for a rezone to R-MU as the sites are within a half mile of the Library light rail station, within walking distance of multiple community centers, and is withing walking distance of nearby job centers. A rezone and master plan amendment are fitting to continue the objectives and goals of this community.

NEXT STEPS:

A recommendation of approval or denial by the Planning Commission will result in the proposed Master Plan and Zoning Map amendment to be sent to the City Council for a final decision.

Master Plan and Zone Amendment Approval

If the master plan and zone amendments are approved, the applicant will be permitted to build or operate any use allowed in the R-MU zone on the site. A list of uses allowed in the zone is included in this report as Attachment G. The developer will need to obtain a building permit or business license for any new development or new business and will need to comply with all applicable zoning standards.

Master Plan and Zone Amendment Denial

If the master plan and zone amendments are denied, the property will remain zoned RO, Residential Office. This zone allows the continued use of office or residential, retail services and retail goods would not be allowed. Or, the property could be developed for a residential, office, or a mix of residential and office uses.

ATTACHMENT A: APPLICANT SUBMITTAL AND INFORMATION



Master Plan Amendment

SALT LAKE CITY PLANNING

Amend the text of the Master Plan Amend the Land Use Map

OFFICE USE ONLY

Received By:	Date Received:	Project #:

Name of Master Plan Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

594 & 960 SOUTH 300 EAST, SALT LAKE CITY, UT 84111

Name of Applicant: Phone:

MAPLE WIRTHVIN

[Redacted]

Address of Applicant:

554 S. 300 E. SALT LAKE CITY, UT 84111

E-mail of Applicant: Cell/Fax:

[Redacted]

[Redacted]

Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):

Associated Properties, LLC

E-mail of Property Owner: Phone:

[Redacted]

[Redacted]

Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

REQUIRED FEE

- Filing fee of \$948 plus \$121 per acre in excess of one acre.
- \$100 for newspaper notice.
- Plus additional fee for mailed public notices.

SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: Date:

Lu Paul White

9/11/20



Zoning Amendment

SALT LAKE CITY PLANNING

Amend the text of the Zoning Ordinance Amend the Zoning Map

OFFICE USE ONLY

Received By:	Date Received:	Project #:
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Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):
594 SOUTH 300 EAST

Name of Applicant: MARION WIRTHLIN Phone: [REDACTED]

Address of Applicant: SAME AS ABOVE

E-mail of Applicant: [REDACTED] Cell/Fax:

Applicant's Interest in Subject Property:

Owner Contractor Architect Other: Managing member

Name of Property Owner (if different from applicant):
Associated Properties, LLC

E-mail of Property Owner: [REDACTED] Phone: [REDACTED]

Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at (801) 535-7700 prior to submitting the application.

REQUIRED FEE

- Filing fee of **\$1,011** plus **\$121** per acre in excess of one acre,
- Text amendments will be charged **\$100** for newspaper notice.
- Plus additional fee for mailed public notices.

SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: [Signature] Date:

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheets.)

- A statement declaring the purpose for the amendment.
- A description of the proposed use of the property being rezoned.
- List the reasons why the present zoning may not be appropriate for the area.
- Is the request amending the Zoning Map?
If so, please list the parcel numbers to be changed.
- Is the request amending the text of the Zoning Ordinance?
If so, please include language and the reference to the Zoning Ordinance to be changed.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter
PO Box 145471
Salt Lake City, UT 84114

In Person: Planning Counter
451 South State Street, Room 215
Telephone: (801) 535-7700

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

 I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.



Project Description
554 South 300 East
Salt Lake City, UT 84111

To Whom It May Concern:

My name is Mariel Wirthlin. I am a Salt Lake City local and entrepreneur. I am the current manager of my families Asset Management business, The Associated Group, that specializes in commercial real estate. We currently own 6 building in Salt Lake City proper.

We are proposing to change the current Zoning of our office building located at 554 South 300 East in Salt Lake City from RO to D-4.

We are currently utilizing this building for single tenant offices. In 2019 we opened an Executive Suite business, Brickwork Offices, which has 20 private offices ranging in size from 95 – 200 SF. Due to the current economic state and desire for small business to be located in downtown Salt Lake, we are seeing a higher demand for this type of office utilization. In fact, we are already planning an expansion of Brickwork Offices to add 14 additional private executive suites. Our target market are individuals, entrepreneurs, and small businesses. Included in this demographic we are appealing to retail consumers who would like to operate out of our offices. One of our current tenants is a local start up company called Salt City Lashes. They occupy 185 SF and recently had their business license declined due to their retail nature. We are proposing to change our zoning to accommodate our current usage as well as the option for retail oriented office users.

The purpose of this amendment is to change our current Residential/Office zoning, to include a retail, while not restricting the future use of our building.

The Zoning Map would only need to change if our request is accepted and we are able to change our zone. We are not proposing any changes to the text of the master plan.

Thank you for your consideration and helping us provide and attract local businesses and entrepreneurs.

Sincerely,

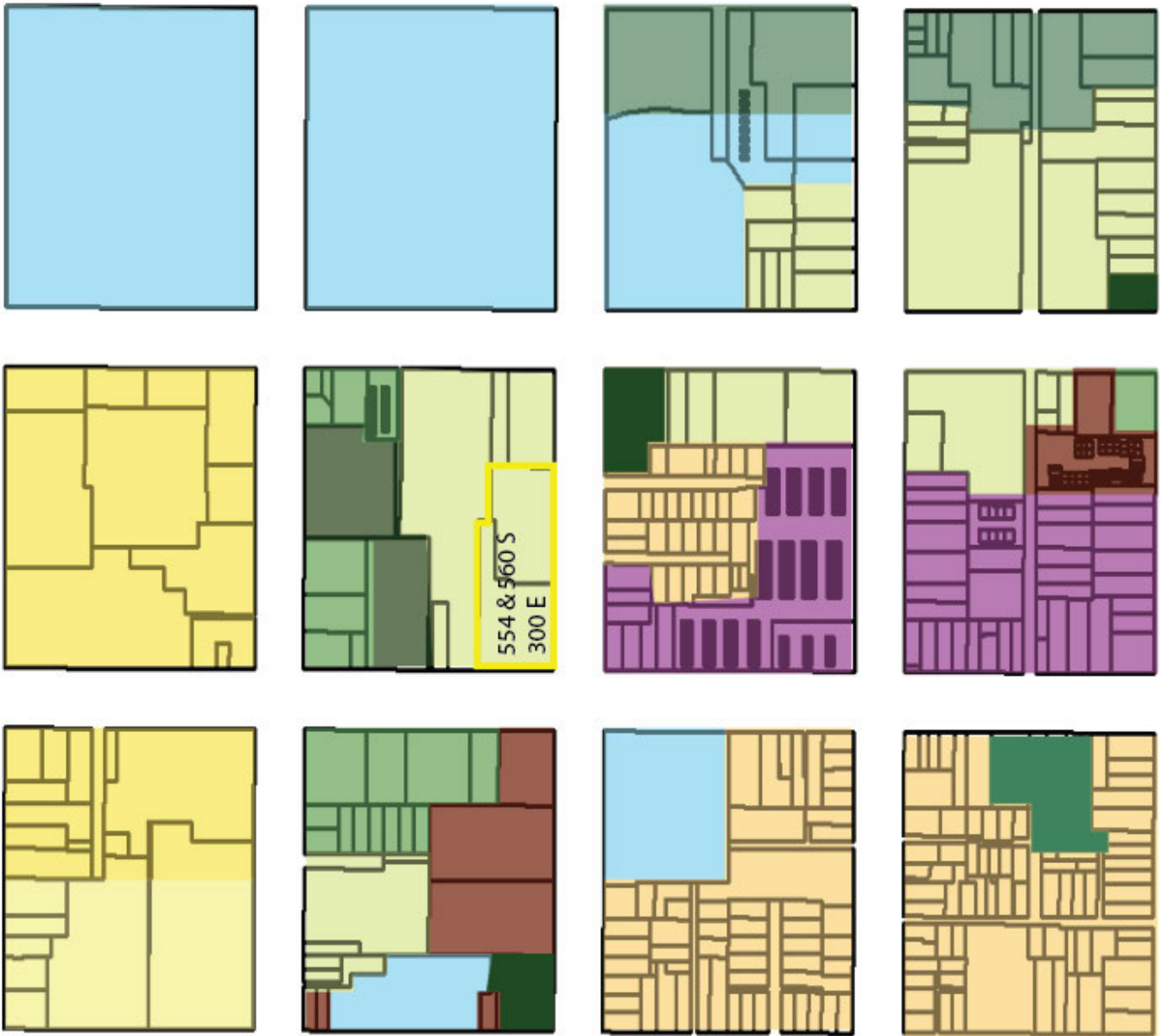
A handwritten signature in black ink that reads "Mariel Wirthlin".










Mariel Wirthlin

ATTACHMENT B: ZONING MAP



ATTACHMENT C: CENTRAL COMMUNITY FUTURE LAND USE MAP



- | | |
|---|---|
|  High Density Transit Oriented Dev |  High Density Residential |
|  High Mixed Use |  Medium High Density Residential |
|  Residential/Office Mixed Use |  Medium Density Residential |
|  Medium Residential/Mixed Use |  Open Space |
|  Central Business Support |  Institutional |
|  Central Business District | |

ATTACHMENT D: SITE PHOTOS



ATTACHMENT F: RO ZONING STANDARDS

21A.24.180: RO RESIDENTIAL/OFFICE DISTRICT:

A. Purpose Statement: The RO Residential/Office District is intended to provide a suitable environment for a combination of residential dwellings and office use. This district is appropriate in areas of the City where the applicable Master Plans support high density mixed use development. The standards encourage the conversion of historic structures to office uses for the purpose of preserving the structure and promote new development that is appropriately scaled and compatible with the surrounding neighborhood.

B. Uses: Uses in the RO Residential/Office District, as specified in section [21A.33.020](#), "Table Of Permitted And Conditional Uses For Residential Districts", of this title are permitted subject to the general provisions set forth in section [21A.24.010](#) of this chapter and this section.

C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings	No minimum	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
Offices, as specified in section 21A.33.020 of this title	20,000 square feet	100 feet
Offices, as specified in subsection I of this section	5,000 square feet to 20,000 square feet	50 feet
Places of worship less than 4 acres in size	12,000 square feet	80 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 residences	5,000 square feet	50 feet
Two-family dwellings	8,000 square feet	50 feet

Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.33.020 of this title	20,000 square feet	100 feet

D. Maximum Building Height: The maximum building height permitted in this district is sixty feet (60') except:

1. The height for single-family dwellings and two-family dwellings shall be thirty feet (30'); and
2. If the property abuts a zoning district with a greater maximum building height, then the maximum height in the RO District shall be ninety feet (90').

E. Minimum Yard Requirements:

1. Multi-Family Dwellings And Offices On Greater Than Twenty Thousand Square Foot Lot Area:

- a. Front Yard: Twenty five feet (25').
- b. Corner Side Yard: Twenty five feet (25').
- c. Interior Side Yard: Fifteen feet (15').
- d. Rear Yard: The rear yard shall be twenty five percent (25%) of the lot depth, but need not exceed thirty feet (30').

2. Single-Family, Two-Family Dwellings, And Offices On Lots Less Than Twenty Thousand Square Feet:

- a. Front Yard: Twenty feet (20').
- b. Corner Side Yard: Ten feet (10').
- c. Interior Side Yard:
 - (1) Corner lots: Ten feet (10').
 - (2) Interior lots: Four feet (4') on one side and ten feet (10') on the other.
- d. Rear Yard: The rear yard shall be twenty five percent (25%) of the lot depth, but need not exceed thirty feet (30').

3. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section [21A.36.020](#), table 21A.36.020B of this title.

F. Required Landscape Yards: The front yard, corner side and, for interior lots, one of the interior side yards shall be maintained as a landscape yard.

G. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area.

H. Landscape Buffers: Where a lot in the RO District abuts a lot in a Single-Family or Two-Family Residential District, a landscape buffer shall be provided in accordance with [chapter 21A.48](#) of this title.

I. Offices In Existing Buildings On Lots Less Than Twenty Thousand Square Feet: Offices occupying existing buildings are permitted on a five thousand (5,000) square foot minimum lot. Additions to existing buildings that are greater than fifty percent (50%) of the existing building footprint or that exceed the height of the existing building shall be subject to design review ([chapter 21A.59](#) of this title). (Ord. 14-19, 2019; Ord. 66-13, 2013; Ord. 15-13, 2013; Ord. 12-11, 2011; Ord. 61-09 § 12, 2009; Ord. 19-01 §§ 1 - 5, 2001; Ord. 26-95 § 2(12-17), 1995)

ATTACHMENT G: R-MU ZONING STANDARDS

21A.24.170: R-MU RESIDENTIAL/MIXED USE DISTRICT:

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

B. Uses: Uses in the R-MU Residential/Mixed Use District as specified in section [21A.33.020](#), "Table Of Permitted And Conditional Uses For Residential Districts", of this title are permitted subject to the general provisions set forth in section [21A.24.010](#) of this chapter and this section.

C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections, may be approved by the Planning Commission pursuant to the provisions of [chapter 21A.55](#) of this title.

D. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings	No minimum lot area required	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	3,000 square feet per dwelling unit	Interior: 22 feet Corner: 32 feet
Single-family detached dwellings	5,000 square feet	50 feet
Twin home dwellings	4,000 square feet per dwelling unit	25 feet
Two-family dwellings	8,000 square feet	50 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.33.020 of this title	5,000 square feet	50 feet

E. Minimum Yard Requirements:

1. Single-Family Detached Dwellings:
 - a. Front Yard: Fifteen feet (15').
 - b. Corner Side Yard: Ten feet (10').
 - c. Interior Side Yard:
 - (1) Corner lots: Four feet (4').
 - (2) Interior lots: Four feet (4') on one side and ten feet (10') on the other.
 - d. Rear Yard: Twenty five percent (25%) of the lot depth, but need not be more than twenty feet (20').
2. Single-Family Attached, Two-Family And Twin Home Dwellings:
 - a. Front Yard: Fifteen feet (15').
 - b. Corner Side Yard: Ten feet (10').
 - c. Interior Side Yard:
 - (1) Single-family attached: No yard is required, however if one is provided it shall not be less than four feet (4').
 - (2) Two-family:
 - (A) Interior lot: Four feet (4') on one side and ten feet (10') on the other.
 - (B) Corner lot: Four feet (4').
 - (3) Twin home: No yard is required along one side lot line. A ten foot (10') yard is required on the other.
 - d. Rear Yard: Twenty five percent (25%) of lot depth or twenty five feet (25'), whichever is less.
3. Multi-Family Dwellings And Any Other Residential Uses:
 - a. Front Yard: No setback is required.
 - b. Corner Side Yard: No setback is required.
 - c. Interior Side Yard: No setback is required.

d. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').

4. Nonresidential Development:

a. Front Yard: No setback is required.

b. Corner Side Yard: No setback is required.

c. Interior Side Yard: No setback is required.

d. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').

5. Existing Lots: Lots legally existing on the effective date hereof, April 12, 1995, shall be considered legal conforming lots.

6. Minimum Lot Area Exemptions: For multiple-unit residential uses, nonresidential and mixed uses, no minimum lot area is required. In addition, no front, corner side or interior side yards or landscaped setbacks are required; except where interior side yards are provided, they shall not be less than four feet (4').

7. Existing Buildings: For buildings legally existing on the effective date hereof, required yards shall be no greater than the established setback line.

8. Maximum Setback: For single-family, two-family, and twin home dwellings, at least twenty five percent (25%) of the building facade must be located within twenty five feet (25') of the front lot line. For all other uses, at least twenty five percent (25%) of the building facade must be located within fifteen feet (15') of the front lot line. Exceptions to this requirement may be authorized as design review, subject to the requirements of [chapter 21A.59](#) of this title, and the review and approval of the Planning Commission. The Planning Director, in consultation with the Transportation Director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The Planning Director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the Planning Director finds the following:

a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.

b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of administrative decision is to the Planning Commission.

9. Parking Setback: Surface parking lots within an interior side yard shall maintain a thirty foot (30') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking. The Planning Director may modify or waive this requirement if the Planning Director finds the following:

a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.

b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.

c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.

d. The landscaped setback is consistent with the surrounding neighborhood character.

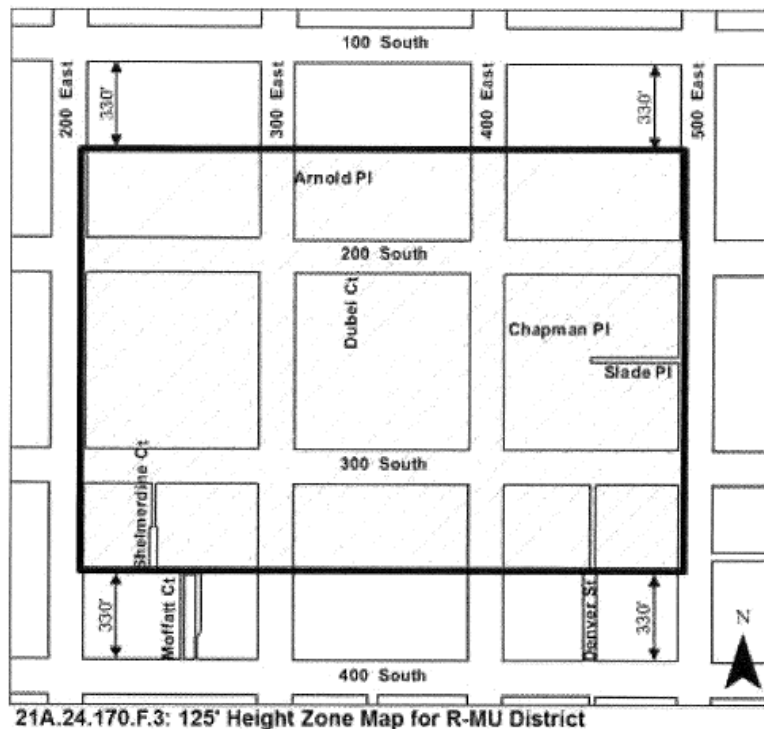
e. The overall project is consistent with section [21A.59.050](#) of this title.

Appeal of administrative decision is to the Planning Commission.

F. Maximum Building Height: The maximum building height shall not exceed seventy five feet (75'), except that nonresidential buildings and uses shall be limited by subsections F1 and F2 of this section. Buildings taller than seventy five feet (75'), up to a maximum of one hundred twenty five feet (125'), may be authorized through the design review process ([chapter 21A.59](#) of this title) and provided, that the proposed height is located within the one hundred twenty five foot (125') height zone indicated in the map located in subsection F3 of this section.

1. Maximum height for nonresidential buildings: Forty five feet (45').
2. Maximum floor area coverage of nonresidential uses in mixed use buildings of residential and nonresidential uses: Three (3) floors.
3. One hundred twenty five foot (125') height zone map for the R-MU District:

FIGURE 21A.24.170.F.3



G. Minimum Open Space Area: For residential uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as an open space area. This open space area may take the form of landscape yards or plazas and courtyards, subject to site plan review approval.

H. Landscape Yards: All front and corner side yards provided shall be maintained as a landscape yard in conformance with [chapter 21A.48](#), "Landscaping And Buffers", of this title.

I. Landscape Buffers: Where a lot in the R-MU District abuts a lot in a Single-Family or Two-Family Residential District, landscape buffers shall be provided as required in [chapter 21A.48](#), "Landscaping And Buffers", of this title. (Ord. 14-19, 2019: Ord. 13-19, 2019: Ord. 46-17, 2017: Ord. 12-17, 2017)

ATTACHMENT H: ANALYSIS OF AMENDMENT STANDARDS

Zoning Map Amendments

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:

STANDARDS FOR GENERAL AMENDMENTS (21A.50.050)		
Factor	Rationale	Finding
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;	Proposed Amendments are consistent with general goals and policies.	<p>As reviewed previously in this staff report as Key Consideration 2, the proposed amendments to the Central Community Master Plan meet the purpose and general policies of the Master Plan.</p> <p>Also discussed in Key Consideration 2, the amendments are also supportive of Plan Salt Lake, a citywide plan which guides the direction of the city as a whole.</p> <p>It was found in Key Consideration 2 that the proposed amendment meets the goals and initiatives of the Central Community Master Plan, the East Downtown Neighborhood Plan, and the citywide Plan Salt Lake.</p>
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	Complies	<p>The purpose stated of the R-MU district and whether the proposed amendment complies with the purpose statement is reviewed in Key Consideration 2 section of this staff report.</p> <p>The Residential Mixed Use zoning districts purpose is to:</p> <ul style="list-style-type: none"> • <i>“reinforce the mixed use character of the area”</i> • <i>“encourage the development of areas as high density residential urban neighborhoods containing retail, service commercial, and small scale office uses”</i> • <i>“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>It was found in this staff report that the proposed amendments to the zoning map maintains these purposes as the amendments will further the goals of the community and master plan through the installation of the R-MU district which is</p>

		<p>accessible to multiple pedestrian oriented infrastructure nodes. The rezone will also support the existing surrounding residential neighborhoods by providing a greater mix of uses and resiliency to the area.</p> <p>Staff has found the proposed amendment to rezone the properties located at approximately 554 and 560 South 300 East to R-MU as meeting the purpose and intent of the zoning district.</p>
<p>3. The extent to which a proposed map amendment will affect adjacent properties;</p>	<p>Complies</p>	<p>The compatibility of the proposed rezone and master plan amendment is reviewed in Key Consideration 3.</p> <p>During this review staff found the proposed zoning district and its permitted land uses as appropriate to the surrounding properties.</p> <p>It was also found that the proposed setbacks, maximum building height, and parking standards are compatible with the surrounding zoning districts and are similar in massing and bulk as the development potential of the surrounding properties.</p>
<p>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards</p>	<p>Complies</p>	<p>The property is not located within an overlay zoning district that imposes additional standards.</p>
<p>5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.</p>	<p>Complies</p>	<p>The property is located within a built environment where public facilities and services already exist.</p> <p>During the review all applicable City departments were notified of the proposed amendments and it was indicated that there are no concerns presented due to the rezone of the property which could not be updated by the future development of the property. Please see Attachment I of this report.</p>

ATTACHMENT I: DEPARTMENT COMMENTS

Transportation Review: (*Michael Barry, michael.barry@slcgov.com*)

- There are no objections from Transportation.

Building Review: (*Todd Christopher, todd.christopher@slcgov.com*)

- No Building Code concerns with the Master Plan Amendment and Zoning Amendment.

Engineering Review: (*Scott Weiler, scott.weiler@slcgov.com*)

- Engineering has no objection to either of these amendments

Public Utilities Review: (*Jason Draper, jason.draper@slcgov.com*)

- No objections to the proposed master plan and zoning map amendment.

Zoning Review: (*Greg Mikolash, greg.mikolash@slcgov.com*)

- Building Services finds no zoning related issues with this Master Plan Amendment.

Fire Review: (*Ted Itchon, ted.itchon@slcgov.com*)

- No concerns were posted by the Fire Department.

ATTACHMENT J: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

PUBLIC PROCESS AND INPUT

Timeline

- The application for a rezone was submitted on August 5, 2020.
- The application for a master plan amendment was submitted on September 11, 2020.
- Notice of the proposal, and request for input, was provided to the Central Community Council on October 13, 2020.
 - The Central Community Council chose not to meet on the proposed amendments.
- Early Notification mailings were sent out on October 13, 2020 to property owners and residents within 300' of all four corners of the project site.
 - An email was received by a concerned party and are included in this Staff Report.
- Public notice of the Planning Commission hearing was mailed to property owners and residents within 300' of the subject site.
- A public notice sign was posted on both frontages of the subject site on December 30, 2020. No further public comments were received before this report was finalized.

From: [Tom Brennan](#)
To: [Larsen, Nannette](#)
Subject: (EXTERNAL) PLNPCM2020-00604; PLNPCM2020-00712 Public Comment
Date: Wednesday, November 18, 2020 10:23:59 AM

(revised to include my home address)

Nannette,

Its unfortunate that both the current RO and the proposed D-3 zones allow building heights up to 90 feet. It would seem that neither zone is really appropriate for the property at 554/560 South 300 East. While a mixed use residential/office/retail use for this area is appropriate, and potentially a welcome addition to the area, being on the border of a predominantly low and medium density residential area/neighborhood office and retail district to the east and south east, allowing hotels or other residential mixed use structures of 75 feet in height with a pathway to 90 feet in height is completely inappropriate for this area. I would suggest that restricting height to 60 (5-6 stories) is more appropriate.

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Thomas S. Brennan, AIA, LEED AP, NCARB
1018 South Lake Street
Salt Lake City, UT 84105

