



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Eric Daems, AICP, Senior Planner, eric.daems@slcgov.com or 801-535-7236
Date: December 15, 2021
Re: PLNPCM2021-00257 – 700 West Zoning Map Amendment

Zoning Map Amendment

PROPERTY ADDRESS: 1330 South 700 West
PARCEL ID: 15-11-480-027-0000
MASTER PLAN: West Salt Lake
ZONING DISTRICTS: R-1-7,000 (Single-family Residential), Transitional Overlay

REQUEST:

Marco Geronimo, property owner, is petitioning to amend the zoning map for the property located at 1330 South 700 West from R-1-7,000- Single-Family Residential to CB- Community Business. Although a specific development is not being proposed at this time, the rezone is in anticipation of future neighborhood scale mixed-use development.

The Planning Commission's role in this application is to provide a recommendation to the City Council, who will make the final decision on the requested zoning map amendment.

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 to rezone the property at 1330 South 700 West from R-1-7,000 to CB with the following condition:

1. The property owner enters into an agreement to construct at least one replacement dwelling unit in accordance with the Salt Lake City Code Section 18.97.030.A (Options for Mitigating Residential Loss, Replacement Housing).

ATTACHMENTS:

- A. [Vicinity Zoning Map](#)
- B. [Application Materials](#)
- C. [Site Photographs](#)
- D. [Master Plan Policies](#)
- E. [Existing Conditions and Proposed Zoning](#)
- F. [Analysis of Amendment Standards](#)
- G. [Housing Loss Mitigation Report](#)
- H. [Department Review Comments](#)
- I. [Public Process and Comments](#)

PROJECT DESCRIPTION AND BACKGROUND:

The subject property is .79 acres and approximately 125 feet wide. The property includes a gravel driveway from 700 West. Curb, gutter, and sidewalks are not currently installed along the property. The properties to the north include single-family homes and are zoned R-1-7,000. The property to the west is zoned PL but is currently vacant. The properties to the south and east are being used by automotive service businesses and are zoned M-1.



The applicant is requesting to change the zoning map designation of the property from R-1-7,000 (Single-Family Residential) to CB (Community Business), while leaving the T (Transitional Overlay) in place. The subject property contains a single-family dwelling and a large multi-bay workshop at the rear of the property, which would remain on the property until the time of redevelopment. While no specific development proposal has been included with this application, the applicant has indicated that if the zoning change is approved, they intend to develop either a mixed-use or multi-family building on the property.

The R-1-7,000 zone prohibits mixed-use or multi-family development. The proposed CB zone would allow both. Per housing loss mitigation requirements, an agreement to replace lost housing will be a condition of the rezone.

The Master Plan is not being changed and the proposed zoning is supported by language throughout the Westside Master Plan to “diversify the uses in the corridor by adding more commercial and multi-family residential” along the 700 West corridor. The applicant’s narrative explaining the rationale for the zoning map amendment request can be found in [Attachment A](#) of this report.

Background on Transitional Overlay

The property is in the Transitional Overlay zone. The Transitional Overlay is only used for a few properties in the city. The purpose of the Transitional Overlay is to allow for the redevelopment of older residential areas for limited commercial and light industrial uses. The overlay seeks to provide greater compatibility of neighboring uses by allowing additional uses through the conditional use process outlined in Chapter 21A.54 Conditional Uses. They include:

- Light manufacturing and industrial assembly uses;
- Warehouse and wholesale uses in which goods and materials are stored in completely enclosed buildings;
- Offices;
- Furniture and appliance repair shops;
- Commercial photography studios and photofinishing laboratories;
- Retail goods establishments;
- Retail services establishments;
- Medical and dental offices and clinics; and
- Medical laboratories.

The Transitional Overlay also includes additional site design criteria for conditional uses intended to reduce impacts to neighboring residential uses. These include increased setbacks, more robust buffering, and more stringent sign standards.

If a rezone to CB is approved, the Transitional Overlay standards will only apply to uses listed as conditional in the CB zone and the following uses listed in the overlay:

- Light manufacturing and industrial assembly uses;
- Warehouse and wholesale uses in which goods and materials are stored in completely enclosed buildings;
- Commercial photography studios and photofinishing laboratories;
- Medical and dental offices and clinics; and
- Medical laboratories.

Any permitted use in the CB zone would need only comply with the requirements of the CB zone, and not the Transitional Overlay (see [Attachment E](#) for permitted uses in the CB zone).

Background on CB zone

The purpose of the CB zone is to integrate moderately sized commercial areas with adjacent residential neighborhoods. Transitional Overlay is to allow for the redevelopment of older residential areas for limited commercial and light industrial uses. The complete standards of the CB zone, as well as a table comparing key development standards can be found in [Attachment E](#) of this report. One of the key elements to the CB zone is that it requires larger buildings (exceeding 7,500 square feet for the first floor or 15,000 square feet overall) to go through the Design Review process through the Planning Commission. The standards for Design Review ensure site and building design that is more compatible with its surroundings.

KEY CONSIDERATIONS:

The key considerations for approval of the proposed zone amendment from R-1-7,000 to CB are:

- 1) Housing Loss Mitigation Plan
- 2) Does the CB zone provide an appropriate buffer between the R-1-7,000 and M-1 zones?

Key Consideration #1: Housing Loss Mitigation Plan

One of the conditions that triggers the need for a Housing Loss Mitigation Plan is: “any petition for a zoning change that would permit a nonresidential use of land”, which this petition seeks to do. The Housing Loss Mitigation Plan has been reviewed by the city’s planning director and the director of community and neighborhoods and is found in [Attachment G](#) of this report. The report includes a housing impact statement and a plan for mitigating residential loss by entering into an agreement for replacement housing.

It is anticipated that the single-family home would eventually be demolished and replaced with a multi-family dwelling or mixed-use development. This rezone will open the door for not only the replacement of one lost unit, but the development of additional dwelling units to help alleviate Salt Lake City’s housing shortage.

Key Consideration #2: Does the CB zone provide an appropriate buffer between the R-1-7,000 and M-1 zones?

Many uses allowed in the M-1 zone produce noise, traffic, or have outdoor storage. The site design standards of the M-1 do little to buffer adjacent single-family residential uses. There is currently a poor transition between the single-family neighborhood and the adjacent light-industrial uses to the south. Rezoning the subject property to the CB zone would provide a better buffer between the neighboring uses.

The CB zone strives to provide for integration of commercial areas with residential neighborhoods. It does this by allowing uses that are typically more neighborhood scale and through site design standards such as a maximum building height of 30’. Larger buildings (those over 7,500 gross square feet for the first floor or 15,000 square feet total) are subject to Design Review by the Planning Commission. Larger buildings are also reviewed for standards related to compatibility, vehicular access, façade design, increased buffers, and building step backs when adjacent to single-story development (see [Attachment E](#) for full CB standards). Each of these facilitates development that is better suited to mitigate impacts of M-1 development and is still appropriately scaled to be adjacent to single-family residential.

DISCUSSION:

The petition generally meets the standards for a zoning map amendment. The rezone is consistent with goals and objectives of the Westside Master and Plan Salt Lake. The rezone would allow for additional housing which could provide housing choice and relief to the housing shortage in Salt Lake City. The allowed uses, design standards, and site development standards of the proposed CB zone, would create an effective transition and buffer between existing manufacturing and single-family residential uses. The rezone would accomplish the purposes of both the CB zone and the existing Transitional Overlay.

The property is in an area of the City that is established with existing infrastructure such as schools, parks, and other amenities. The property is near bus routes and bike lanes, potentially reducing car dependence and vehicle emissions, helping reduce energy consumption and vehicle emissions.

Staff is recommending the Planning Commission forward a recommend for approval to the City Council with the condition for housing loss mitigation as indicated on the first page of this staff report.

NEXT STEPS:

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

Approval of Zone Amendment

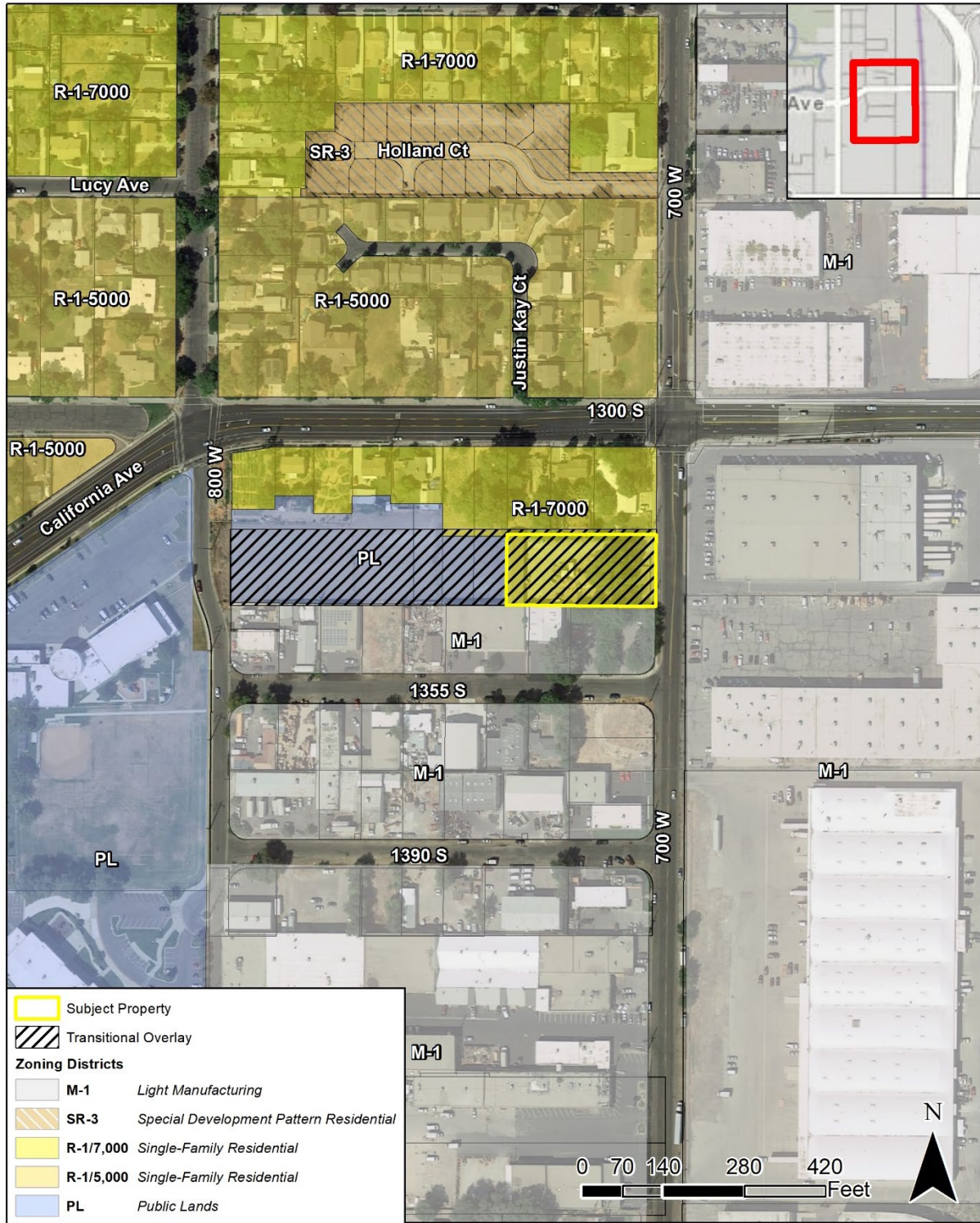
If the proposed zone amendment is approved, the applicant will be permitted to redevelop the property with any use allowed in the CB zone. A list of uses allowed in the zone is included in the Key Considerations section of this report. The developer will need to comply with any imposed conditions, obtain a building permit or business license for any new development or new business, and will need to comply with all applicable zoning standards.

Denial of Zone Amendment

If the proposed Zoning Map amendment is denied, the property will remain zoned R-1-7,000 (single-family residential) with the Transitional Overlay. The parcel would be eligible for any of the uses allowed in those zones.

ATTACHMENT A – VICINITY ZONING MAP

Proposed Rezone 1330 S 700 West



Salt Lake City Planning Division 10/14/2021

ATTACHMENT B – APPLICATION MATERIALS



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 #:

Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):
1320 S 700 W

Name of Applicant: Marco Geronimo	Phone: 801-972-1456
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Address of Applicant:
1035 S 900 W

E-mail of Applicant: geronimo0204@yahoo.com	Cell/Fax:
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Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:	Phone:

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 zoning@slcgov.com prior to submitting the application.

REQUIRED FEE

Map Amendment: filing fee of **\$1,058** plus **\$121** per acre in excess of one acre
Text Amendment: filing fee of **\$1,058**, plus fees for newspaper notice.
Plus, additional fee for mailed public notices. Noticing fees will be assessed after the application is submitted.

SIGNATURE

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

Signature of Owner or Agent: Marco Geronimo	Date: 3/19/2021
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Updated 11/20/2020

Zoning Amendment Application Explanation (provided by Applicant)

1. A statement declaring the purpose for the amendment:

The purpose of the amendment is to convert an underutilized lot, that currently sits in a residential/industrial area, to a zoning type that would allow for a small mixed use development. This development will include apartments and commercial units that will clean up the lot, provide a product that will better serve the community, and support the current Master Plan for the Glendale area. It is our hope that by so doing we can support our neighbors with some type of businesses that would meet some of their needs and also support future growth and overall development of the area. The zoning we would like to pursue is Commercial Business (CB).

2. A description of the proposed use of the property being rezoned:

The lot is .8 acres and currently holds a large garage and a very old home. The parcel number is 15114800270000. The plan would be to demolish the current house and construct a small 12-16 unit apartment building in the southeast section. In addition, the garage running along the west side of the property would be converted into a more effective office/retail space. Having a small mixed use development will soften the transition from residential to the north to industrial on the south and east sides.

3. List the reasons why the present zoning may not be appropriate for the area:

Having a .8 acre lot with an R(1)7000 zoning, makes the site too large for the small home that currently sits there, and building a large home would be out of place with the businesses surrounding the lot, which includes Napa Auto Parts to the East, smaller industrial shops running along the south, and an open field on the west that I understand may eventually be developed as a continuation of the Sorenson Community Center.

Statement on Housing Loss Mitigation

Housing Impact Statement: The housing impact statement shall:

1. Identify the essential adverse impacts on the residential character of the area subject of the petition;

We recognize the limited supply in housing Salt Lake County has been experiencing these past few years and the concern by the planning commission regarding the demolition of the existing house on the lot. One of the motivations of pursuing the proposed zoning is to be able to replace the loss of the single residence with apartments, thereby providing more living spaces than is currently available. The existing home will remain standing and used as home until construction is ready to begin. Unless the home ceases to be safe as a livable space.

2. Identify by address any dwelling units targeted for demolition, following the granting of the petition;

The home at 1330 S 700 W would remain standing and be used as a single-family home until the time of redevelopment with additional dwelling units.

3. Separately for each dwelling unit targeted for demolition, state its current fair market value, if that unit were in a reasonable state of repair and met all applicable building, fire and health codes;

No dwelling units are targeted for demolition with this proposed rezone.

4. State the number of square feet of land zoned for residential use that would be rezoned or conditionally permitted to be used for purposes sought in the petition, other than residential housing and appurtenant uses; and

All 34,412 square feet of the property would be rezoned to CB

5. Specify a mitigation plan to address the loss of residential zoned land, residential units or residential character

A Development Agreement for the replacement of at least one dwelling unit will be provided as condition of approval of this rezone.

ATTACHMENT C – SITE PHOTOGRAPHS



Subject property- zoned R-1-7,000 (photo taken from 700 West)



**Single-family home located to the north of subject property-
zoned R-1-7,000**



Auto parts store located across the street to the east of subject property-zoned M-1



Automotive Services use on property to the south of subject property-zoned M-1 (photo taken from 1355 South)



**Vacant land to the west of the subject property- zoned PL
(photo taken from 800 West)**

ATTACHMENT D – MASTER PLAN POLICIES

Plan Salt Lake:

Neighborhoods:

- Maintain neighborhood stability and character
- Create a safe and convenient place for people to carry out their daily lives
- Support policies that provide people a choice to stay in their home and neighborhood as they grow older and household demographics change
- Support west side business nodes

Commentary: For the most part, the existing single-family neighborhood on the block is not buffered from adjacent light-manufacturing uses. Adding the CB zone as a buffer between the homes to the north and manufacturing uses to the south would be a more appropriate transition and would help maintain neighborhood stability. If multi-family uses were to be developed, they would provide additional housing choices for a wider demographic and add customers and employees for local businesses.

Growth:

- Encourage a mix of land uses
- Promote infill and redevelopment of underutilized land
- Accommodate and promote an increase in the City's population

Commentary: Although the Transitional Overlay on the property would allow for some additional land use options such as retail or light-manufacturing, the choices are still quite limited. The CB zone would allow for greater mix of land uses that could serve the adjacent neighborhood. The CB zone would also allow for multi-family dwellings, which would accommodate the City's growing population.

Housing:

- Increase the number of medium density housing types and options
- Enable moderate density increases within existing neighborhoods where appropriate

Commentary: The CB zone would allow for multi-family dwellings, which are prohibited in the existing R-1-7000 zone. Multi-family housing would serve as an appropriate transition between existing light-manufacturing and single-family residential uses adjacent to the property.

Transportation and Mobility:

- Having a public transit stop within 1/4 mile of all residents

Commentary: The property is within a few hundred feet of bus stops for the Route 9, which is a high-frequency bus route, providing 15-minute service during the day, Monday - Saturday.

Air Quality:

- Reduce greenhouse gas emissions

Commentary: In addition to be located adjacent to the Route 9 high-frequency bus line, the property is in a developed area with schools, parks, employment opportunities, and other amenities nearby. There are bike lanes on 1300 South which provide an excellent option for east-west commuting. All of these features provide options for reduced automobile dependency.

Economy:

- Support the growth of small businesses, entrepreneurship, and neighborhood business nodes

Commentary: The proposed CB zone is ideal for the development of commercial space that could host a small business. In addition, any multi-family dwellings that were to be constructed on the site would provide additional customer base and employees for existing businesses in the area.

Westside Master Plan:

- Promote reinvestment and redevelopment in the Westside community through changes in land use, improved public infrastructure and community investment to spur development that meets the community's vision while maintaining the character of Westside's existing stable neighborhoods
- Recognize, develop, and foster opportunities for unique, mixed-use neighborhood and community nodes in the Westside that reflect the diverse nature of the community and provide resources for their growth
- Maintain the stability of the industrial districts and the employment base in the community while incorporating appropriate land use buffers and urban design features to soften the transition between them and adjacent neighborhoods

Commentary: The block with the subject property contains single-family homes and light-industrial uses. The transition between the two is poor and little is done to buffer the uses. Amending the zoning map to CB for this property would increase the options for redevelopment while providing protection to adjacent single-family uses.

The Transitional Overlay allows for some additional land uses on the property through the conditional use process, but it does not allow for multi-family or mixed-use development. The CB zone would allow both.

The CB zone also requires more stringent site design standards than are required with the current zone or overlay. Those site design standards would help create a more appropriate transition from the light-industrial uses and the adjacent neighborhood.

Below are a few pages from the Westside Master Plan which speak specifically to a new vision for the 700 West Corridor and that this rezone would help accomplish:



INDUSTRIAL DISTRICTS

VISION

As vital elements of Salt Lake City's long-term economic health, Westside's industrial districts remain instrumental in providing employment opportunities for the region. The districts are home to a collection of well-designed buildings and public spaces that have a minimal negative impact on the rest of the community.

DISTRICT TYPES

In the Westside, there are nearly 900 acres of properties zoned for manufacturing uses. Eighty percent of those are found either west of Redwood Road or south of 1700 South. The remaining 20 percent are found in the 700 West corridor between 800 South and 1700 South. The uses west of Redwood and south of 1700 South are generally heavier in nature and larger in scale than their counterparts along 700 West. In particular, the uses on Redwood Road pose a set of redevelopment challenges that, while similar to those along 700 West, are larger in scope and impact. Finally, the industrial land south of 1700 South is generally isolated and buffered from the rest of the community and separated from Redwood Road by the Jordan River, Surplus Canal and Glendale Golf Course.

The 700 West corridor is between I-15 and 800 West from 800 South to approximately 1700 South. Despite having only 20 percent of the industrial land in the community, the 700 West corridor is important because it forms the eastern edge of Glendale and Poplar Grove and is the gateway for three of the traditional neighborhood entrances: 800 South, 900 South and 1300 South. It abuts single-family neighborhoods and schools, creating an uneven and undesirable transition and an unattractive gateway.

There are single-family homes throughout the corridor with the highest concentration between Fremont Avenue (approximately 1100 South) and 1300 South. Continuing south, the corridor expands in width, but the properties adjacent to residential districts at this point are either low-intensity commercial uses or well-maintained industrial properties. While the 1700 South streetscape needs improvement, the transition to the Glendale neighborhood is more gradual and there is only a block of residential properties along the road between 1000 West and the Jordan River. Between the river and the Surplus Canal, the neighborhood lies on the north side of 1700 South across from a private water park and Glendale Park.

In terms of redevelopment, the most important section of the corridor is between 800 South and 1400 South, a distance just under a mile. Both the pattern and quality of development vary in the corridor and the industrially-zoned areas sit directly across either 700 West or 800 West from residential properties. There are a couple of small, nonconforming industrial properties mixed in with homes but otherwise, there is a clear division between the districts.

A NEW VISION

700 West Corridor

Generally speaking, the industrial uses in the aforementioned mile-long stretch of 700 West corridor are relatively low intensity. There are few uses that could be classified as heavy industrial and the primary negative impacts are visual. The presence of outdoor storage, the scale of certain buildings and the overall condition of industrial properties are all contributing factors. The steps identified for gradual change on the west side of Redwood Road—zoning changes, design guidelines and capital improvements—are also necessary in this corridor.

The goal is not necessarily to displace all industrial uses, despite the incompatibility between single-family neighborhoods and industrial lands. Expanding the single-family neighborhoods to the east is not a viable option, as the increased density would be negligible and would not meet the city's housing goals. The more appropriate option is to gradually diversify the uses in the corridor by adding more commercial and multi-family residential when the opportunity for redevelopment arises. This option requires close inspection of the allowable land uses within the district. Any uses that necessitate the storage of materials or finished products outside should be barred from the future zoning district in the corridor. Provided the land use does not produce noxious odors, fumes or other discharge, many indoor light industrial uses can be designed to fit in with mixed use districts. The new zoning district would also include landscaping and fencing standards to maintain a consistent streetscape and regulations regarding the location of truck and fleet parking, loading docks and other elements common to light industrial uses.

Given the goal of increasing the community's residential density, there are opportunities for infill multi-family developments for residents who seek urban neighborhoods with an industrial appeal. The proximity to Downtown, the Jordan River and the 9 Line Trail all make the area attractive to many residents.

Between 800 South and 1700 South, there are approximately 75 acres of land on either side of this segment of the corridor that are vacant or underdeveloped. Assuming any individual site is not contaminated and with the appropriate building configurations and buffering from the railroad corridor, this land could be redeveloped as multi-family housing. A conservative multi-family density of 25 units per acre and a complete transformation of this land would yield over 2,000 new dwelling units. There is also opportunity for low-density infill projects on lots that are vacant but not big enough for multiple-unit residential development.

The landscaped medians and street trees on 800 West between 600 South and 900 South have helped create a buffer between the single-family residences and the industrial uses to the east. Such improvements are possible in this section of 800 West because the right-of-way is 90 feet wide. Elsewhere on 800 West and on all of 700 West, the right-of-way width is approximately 45 feet. One option for these smaller rights-of-way is to disallow on-street parking and install as narrow a median as possible for trees to grow. Additionally, large trees can be planted on the west side of 700 West where industrial uses are adjacent to residential ones. Regardless of the solution, the first step is to install sidewalks, curb and gutter on 800 West and 700 West where they are missing. A majority of the cross streets have all three.

MOVING FORWARD

Explore ways to redevelop the 700 West industrial corridor.

Permitted Uses. The Planning Division should comprehensively review the uses that are permitted in the current light manufacturing zoning district and determine if a new zone—an industrial park district, for example—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.

Mixed Use Infill. The Planning Division should consider permitting residential and commercial infill on vacant parcels in the corridor. Any infill development with a residential component shall be contingent upon environmental review. Height and bulk regulations for infill development should be as flexible as they are for other uses in the zoning district in order to achieve high density development (50 or more dwelling units per acre).

Curb and Gutter. Salt Lake City should install curbs and gutter on all streets in the 700 West corridor where such improvements do not exist.

Streetscape Changes. The Transportation Division should consider modifications to the streets on 700 West and 800 West in order to buffer the existing industrial uses from the residential land uses to the west. Narrow landscaped medians or large trees on the west side of 700 West are other possibilities.

Improve the 1700 South streetscape while encouraging redevelopment of the industrial area between 1700 South and Highway 201.

The 1700 South Streetscape. The Salt Lake Planning Division should utilize commercial zoning along 1700 South that prohibits heavy or industrial-style land uses while encouraging the kind of retail and service uses and residential densities typically found at a regional node.

1700 South to Highway 201. Properties south of the 1700 South streetscape properties should be zoned to encourage an industrial park style of development similar to the one recommended for the areas west of Redwood Road and throughout the 700 West corridor.

The Jordan River. Salt Lake City should monitor industrial land uses on the east side of the Jordan River to ensure that all encroachments into the riparian corridor are removed and that future expansion or redevelopment of these industrial properties mitigates any current issues. Analysis of how the existing Riparian Corridor Overlay Zone has been used may also provide insight into its effectiveness and what types of changes may be necessary to further protect the corridor from encroachments.

Mitigate the impacts that the 700 West corridor has on Westside’s east-west gateways.

Urban Design Treatments. Salt Lake City should work with community residents and stakeholders to develop an urban design system for the gateways at 800 South, 900 South and 1300 South to reduce the visual and psychological impact that the current development pattern has on visitors to the community. Potential designs should utilize the interstate viaduct as a method of repurposing this barrier into a welcoming feature.

Active Spaces. Salt Lake City’s Parks and Public Lands Division should work with other city departments and the Utah Department of Transportation to find unique ways to stimulate city properties near the community’s gateway areas with public spaces that encourage activity and positive uses.

ATTACHMENT E –EXISTING CONDITIONS & PROPOSED ZONING

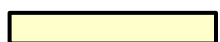
1330 South 700 West					
Development Standard	Existing Conditions	R-1-7000	Complies	CB	Complies
Land Use	Single-family and Accessory Storage	Permitted	No- Accessory storage is non-complying as to size and location	Prohibited	No
Lot Area	34,412 SF	7,000 SF	Yes	No Minimum	Yes
Height	~14'	28'	Yes	30'	Yes
Yard Setback:					
Front/Corner	~67'	Average on block face	Yes	No Minimum Maximum 15'	No
Interior	~34' and ~65'	6' and 10'	Yes	None	Yes
Rear	~64'	25'-principal building 1' accessory building	Yes- principal building No- accessory building	10'	Yes- principal building No- accessory building
Landscape Buffer	~34' and ~65'	N/A	N/A	7'	Yes

Land use comparison:

Use	R-1-7000	Transitional Overlay	CB
Accessory, use except those that are otherwise specifically regulated elsewhere in this title	P		P
Adaptive reuse of a landmark site	C		P
Alcohol:			
Bar establishment (2,500 sf or less in floor area)			P
Brewpub (2,500 sf or less in floor area)			P
Tavern (2,500 sf or less in floor area)			C
Animal:			
Veterinary office			P
Antenna, communication tower			P
Antenna, communication tower exceeding maximum building height in zone			C
Art gallery			P
Artisan food production (2,500 sf or less in floor area)			P
Bed and breakfast			P
Bed and breakfast inn			P
Bed and breakfast manor			C
Clinic (medical, dental)			P
Commercial food preparation			P
Commercial photography studio or photofinishing laboratory		C	
Community garden	C		P
Daycare center, adult			P
Daycare center, child	C		P
Daycare, nonregistered home daycare or preschool	P		P
Daycare, registered home daycare or preschool	P		P
Dwelling:			
Accessory unit	C		
Assisted living facility (limited capacity)	C		
Assisted living facility (large)			P
Assisted living facility (small)			P
Congregate care facility (large)			C
Congregate care facility (small)	C		P
Group home (large)			P
Group home (small)	P		
Group home (small) when located above or below first story office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage			P
Living quarter for caretaker or security guard			P
Manufactured home	P		
Multi-family			P

Rooming (boarding) house			P
Single-family (detached)	P		
Financial institution			P
Financial institution with drive-through facility			P
Gas Station			C
Government facility	C		C
Government facility requiring special design features for security purposes			P
Home occupation	P		P
Hotel/motel			C
Large wind energy system			P
Library			P
Light Manufacturing or industrial assembly		C	
Limousine service (small)			C
Medical Laboratory		C	
Medical office or clinic		C	
Mixed use development			P
Mobile food business (operation on private property)			P
Municipal service uses, including City utility uses and police and fire stations	C		C
Museum			P
Nursing care facility			P
Office			P
Open space			P
Open space on lots less than 4 acres in size	P		
Park	P		P
Parking:			
Off site			P
Park and ride lot			C
Park and ride lot shared with existing use	P		P
Place of worship on lot less than 4 acres in size	P		P
Reception Center			P
Recreation (indoor)			P
Recycling collection station			P
Restaurant			P
Restaurant with drive-through facility			P
Retail goods establishment			P
Plant and garden shop with outdoor retail sales area			P
With drive-through facility			P
Retail service establishment			P
Furniture repair shop			P
With drive-through facility			P
Reverse vending machine			P
Sales and display (outdoor)			P
School:			

College or university			P
Music conservatory			P
Professional and vocational			P
Seminary and religious institute	C		P
Seasonal farm stand			P
Studio, art			P
Temporary use of closed schools and churches	C		
Theater, live performance			P
Theater, movie			C
Urban farm			P
Utility, building or structure	P		P
Utility, transmission wire, line, pipe, or pole	P		P
Vehicle:			
Automobile repair (minor)			P
Warehouse or wholesale (where goods and materials are stored in completely enclosed buildings)		C	

 = Indicates uses that would still be subject to conditional uses requirements in the Transitional Overlay, in addition to any Conditional Uses in the underlying zone

21A.24.060: R-1/7,000 SINGLE-FAMILY RESIDENTIAL DISTRICT:

- A. Purpose Statement: The purpose of the R-1/7,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.
- B. Uses: Uses in the R-1/7,000 Single-Family Residential 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
Municipal service uses, including City utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation	No minimum	No minimum

areas, public and private		
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 detached dwellings	7,000 square feet	50 feet
Utility substations and buildings	7,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.33.020 of this title	7,000 square feet	50 feet

D. Maximum Building Height:

1. The maximum height of buildings with pitched roofs shall be:
 - a. Twenty eight feet (28') measured to the ridge of the roof; or
 - b. The average height of other principal buildings on the block face.
2. The maximum height of a flat roof building shall be twenty feet (20').
3. Maximum exterior wall height adjacent to interior side yards shall be twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.
 - a. Lots with cross slopes where the topography slopes, the downhill exterior wall height may be increased by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.
 - b. Exceptions:
 - (1) Gable Walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.
 - (2) Dormer Walls: Dormer walls are exempt from the maximum exterior wall height if:
 - (A) The width of a dormer is ten feet (10') or less; and
 - (B) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building facade facing the interior side yard; and
 - (C) Dormers are spaced at least eighteen inches (18") apart.
4. Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of

building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from finished grade existing at the time a building permit is requested. Building height for the R-1 districts, R-2 District and SR districts is defined and illustrated in chapter 21A.62 of this title.

5. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').
6. a. For properties outside of the H Historic Preservation Overlay District, additional building height may be granted as a special exception by the Planning Commission subject to the special exception standards in chapter 21A.52 of this title and if the proposed building height is in keeping with the development pattern on the block face. The Planning Commission will approve, approve with conditions, or deny the request pursuant to chapter 21A.52 of this title.
b. Requests for additional building height for properties located in an H Historic Preservation Overlay District shall be reviewed by the Historic Landmarks Commission which may grant such requests subject to the provisions of section 21A.34.020 of this title.

E. Minimum Yard Requirements:

1. Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.
2. Corner Side Yard: The minimum depth of the corner side yard for all principal buildings shall be equal to the average of the existing buildings on the block face. Where there are no other existing buildings on the block face, the minimum depth shall be twenty feet (20'). Where the minimum corner side yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail.
3. Interior Side Yard:
 - a. Corner lots: Six feet (6').
 - b. Interior lots: Six feet (6') on one side and ten feet (10') on the other.
4. Rear Yard: Twenty five feet (25').
5. 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. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area.

G. Maximum Lot Size: With the exception of lots created by a subdivision or subdivision amendment recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall not exceed ten thousand five hundred (10,500) square feet. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:

1. The size of the new lot is compatible with other lots on the same block face;
2. The configuration of the lot is compatible with other lots on the same block face; and
3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

H. Standards For Attached Garages:

1. Width Of An Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the

garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.

2. Located Behind Or In Line With The Front Line Of The Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:
 - a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in the same location with the same dimensions as the garage being replaced;
 - b. At least sixty percent (60%) of the existing garages on the block face are located forward of the "front line of the building"; or
 - c. The garage doors will face a corner side lot line.

21A.34.030: T TRANSITIONAL OVERLAY DISTRICT:

- A. Purpose Statement: The purpose of T Transitional Overlay District is to allow for the redevelopment of certain older residential areas for limited commercial and light industrial uses. This district is intended to provide a higher level of control over such activity to ensure that the use and enjoyment of existing residential properties is not substantially diminished by future nonresidential redevelopment. The intent of this district shall be achieved by designating certain nonresidential uses as conditional uses within the overlay district and requiring future redevelopment to comply with established standards for compatibility and buffering as set forth in this section.
- B. District Locational Criteria: Residential areas covered by the T Transitional Overlay District are characterized by:
 1. A land use designation in the City's General Plan identifying reuse or redevelopment for nonresidential uses;
 2. The presence of external influences, such as proximity to expressways, railroad tracks and incompatible uses, which impact the long term viability of residential use; and
 3. Deteriorating housing stock.
- C. Permitted Uses: The uses specified as permitted uses in the table of permitted and conditional uses set forth in part III of this title for the underlying district shall be permitted uses and no other.
- D. Conditional Uses: The uses specified as conditional uses in the table of permitted and conditional uses set forth in part III of this title for the underlying district shall be conditional uses. In addition to the conditional uses permitted in the underlying district, the following uses shall be allowed as conditional uses in the T transitional overlay district:
 1. Light manufacturing and industrial assembly uses;
 2. Warehouse and wholesale uses in which goods and materials are stored in completely enclosed buildings;
 3. Offices;
 4. Furniture and appliance repair shops;
 5. Commercial photography studios and photofinishing laboratories;
 6. Retail goods establishments;
 7. Retail services establishments;
 8. Medical and dental offices and clinics; and
 9. Medical laboratories.

- E. Minimum Lot Area: The minimum lot area for any conditional use shall be ten thousand (10,000) square feet.
- F. Minimum Lot Width: The minimum lot width for any conditional use shall be sixty feet (60').
- G. Maximum Building Height: The maximum building height for conditional uses shall be thirty five feet (35').
- H. Site Design Criteria: The land use compatibility of a proposed conditional use shall be assessed, through the application of the following criteria in addition to the standards for conditional uses set forth in chapter 21A.54, "Conditional Uses", of this title.
 - 1. The proposed principal building shall be located not less than twenty feet (20') from any residential dwelling;
 - 2. Interior side yards for lots abutting residential uses shall not be less than twelve feet (12');
 - 3. Interior side yards for lots abutting another nonresidential use shall not be less than eight feet (8');
 - 4. Front and corner side yards shall be provided consistent with the underlying zoning district;
 - 5. Rear yards shall not be less than twenty five feet (25');
 - 6. Signs should be limited to one flat nonilluminated identification sign not more than six (6) square feet per fifty feet (50') of lot frontage.
- I. Buffer Requirements: All conditional uses shall conform to the buffer requirements established in subsection 21A.48.100E of this title.
- J. Application: The application for a conditional use in the transitional overlay district shall include information in sufficient detail so that the planning commission may judge the compatibility of the conditional use with the existing residential conditions and the adopted mixed use development policies and for the planning commission to assess the impacts to the existing neighborhood. The following specific information shall also be provided in the application:
 - 1. The amount of employee, customer or other business related traffic (i.e., delivery and pick up) expected to be generated by the proposed use;
 - 2. Traffic impact analysis determining the anticipated effect on contiguous streets and necessary improvements to the street network required to maintain an acceptable level of service for the neighborhood;
 - 3. The location and design of vehicular access to the proposed use, the amount of off street parking facilities, and the location, arrangement and dimensions of loading and unloading facilities;
 - 4. Hours of operation of the business;
 - 5. The amount of noise, noxious odors, fumes or vibration anticipated from the proposed use;
 - 6. Schematic elevations of all building facades indicating building materials, entries, loading docks, signage and building height;
 - 7. Schematic landscape plan.
- K. Standards: In evaluating the suitability of a proposed conditional use, the planning commission shall consider the following standards:
 - 1. In addition to all the requirements, standards and criteria established for the transitional overlay district, each conditional use must satisfy the requirements of chapter 21A.54, "Conditional Uses", of this title.
 - 2. The applicant has the burden of establishing to the planning commission that the proposed conditional use meets the purposes of the transitional overlay district.

21A.26.030: CB COMMUNITY BUSINESS DISTRICT:

- A. Purpose Statement: The CB Community Business District is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.
- B. Uses: Uses in the CB Community Business District as specified in section 21A.33.030, "Table Of Permitted And Conditional Uses For Commercial Districts", of this title are permitted subject to the general provisions set forth in section 21A.26.010 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. Lot Size Requirements: No minimum lot area or lot width is required, however any lot exceeding four (4) acres in size shall be allowed only through the design review process (chapter 21A.59 of this title).
- E. Building Size Limits: Buildings in excess of seven thousand five hundred (7,500) gross square feet of floor area for a first floor footprint or in excess of fifteen thousand (15,000) gross square feet floor area overall, shall be allowed only through the design review process (chapter 21A.59 of this title). An unfinished basement used only for storage or parking shall be allowed in addition to the total square footage. In addition to the design review standards in chapter 21A.59 of this title, the Planning Commission shall also consider the following standards:
 - 1. Compatibility: The proposed height and width of new buildings and additions shall be visually compatible with buildings found on the block face.
 - 2. Roofline: The roof shape of a new building or addition shall be similar to roof shapes found on the block face.
 - 3. Vehicular Access: New buildings and additions shall provide a continuous street wall of buildings with minimal breaks for vehicular access.
 - 4. Facade Design: Facade treatments should be used to break up the mass of larger buildings so they appear to be multiple, smaller scale buildings. Varied rooflines, varied facade planes, upper story step backs, and lower building heights for portions of buildings next to less intensive zoning districts may be used to reduce the apparent size of the building.
 - 5. Buffers: When located next to low density residential uses, the Planning Commission may require larger setbacks, landscape buffers and/or fencing than what are required by this title if the impacts of the building mass and location of the building on the site create noise, light trespass or impacts created by parking and service areas.
 - 6. Step Backs: When abutting single-story development and/or a public street, the Planning Commission may require that any story above the ground story be stepped back from the building foundation at grade to address compatibility issues with the other buildings on the block face and/or uses.
- F. Minimum Yard Requirements:
 - 1. Front Or Corner Side Yard: No minimum yard is required. If a front yard is provided, it shall comply with all provisions of this title applicable to front or corner side yards, including landscaping, fencing, and obstructions.
 - 2. Interior Side Yard: None required.
 - 3. Rear Yard: Ten feet (10').

4. Buffer Yards: Any lot abutting a lot in a Residential District shall conform to the buffer yard requirements of chapter 21A.48 of this title.
5. 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.
6. Maximum Setback: A maximum setback is required for at least seventy five percent (75%) of the building facade. The maximum setback is fifteen feet (15'). Exceptions to this requirement may be authorized through the design review process, 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.

1. Parking Setback: Surface parking is prohibited in a front or corner side yard. Surface parking lots within an interior side yard shall maintain a twenty foot (20') landscape setback from the front property line or be located behind the primary structure. Appeal of administrative decision is to the Planning Commission.
- G. Landscape Yard Requirements: If a front or corner side yard is provided, such yard shall be maintained as a landscape yard. The landscape yard can take the form of a patio or plaza, subject to site plan review approval.
- H. Maximum Height: Thirty feet (30').

ATTACHMENT F – 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:

Factor	Rationale	Finding
<p>1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;</p>	<p>Complies</p>	<p>As discussed in Attachment D, the proposed rezone is consistent with the Westside Master Plan and Plan Salt Lake. The CB zone will provide an appropriate buffer and transition between the single-family residential and light-manufacturing uses on the block. It will also provide additional choice for development of housing near jobs. Any future dwelling units that are constructed would provide for additional customer base for westside commercial nodes. The CB zone would also promote better use of underutilized land.</p>
<p>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</p>	<p>Complies</p>	<p>The purpose statement for the CB zone states that the district <i>“is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.”</i></p> <p>Although this petition does not include a specific development proposal, it is anticipated the property will be used for a future multi-family building that could include a neighborhood scale commercial space.</p> <p>The area currently has a poor transition from the single-family homes and M-1 manufacturing and commercial uses. The scale of development allowed in the CB zone would provide an appropriate buffer between the two uses. The CB zone has a 30’ maximum building height, where the R-1-7000 zone allows 28’.</p> <p>A full list of the allowed uses in each zone, including the Transitional Overlay, is provided in Attachment E,</p>

		but the allowed uses in the CB zone are more neighborhood scaled and will provide a better transition between the M-1 and R-1-7000 zone than would be allowed otherwise.
3. The extent to which a proposed map amendment will affect adjacent properties;	Complies	<p>As discussed in the Key Considerations of this report, the CB zoning district will act as an appropriate buffer of uses between existing single-family residential and industrial uses. The CB zone would allow for a greater variety of uses than is allowed with the current zoning and overlay, but the uses are typically more neighborhood scaled. New development would also be subject to stricter design standards than is currently required.</p> <p>The property would already allow for some commercial and light industrial uses due to the Transitional Overlay, but one of the key changes is that multi-family uses would be allowed in the CB zone.</p> <p>The CB zone would create an appropriate transition from M-1 to R-1-7000.</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	Complies	<p>The purpose of Transitional Overlay District is <i>“to allow for the redevelopment of certain older residential areas for limited commercial and light industrial uses. This district is intended to provide a higher level of control over such activity to ensure that the use and enjoyment of existing residential properties is not substantially diminished by future nonresidential redevelopment. The intent of this district shall be achieved by designating certain nonresidential uses as conditional uses within the overlay district and requiring future redevelopment to comply with established standards for compatibility and buffering as set forth in this section.”</i></p> <p>The Transitional Overlay allows for some commercial and light industrial uses through the conditional use process (see Attachment E). Those uses are then subject to additional site design criteria including more restrictive setbacks and signage standards. These more restrictive site design criteria help buffer the uses from adjacent residential development and create a better transition.</p> <p>Rezoning the property to CB would have a similar affect as the zone includes additional design standards to improve the compatibility with surrounding properties and to achieve pedestrian scaled development. The permitted</p>

		uses in the CB zone would be appropriate as a transition from M-1 to R-1-7000.
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	During the review, all applicable City departments were notified of the proposed amendments. No departments opposed the rezone or potential development; however, Public Utilities has indicated that future development may require utility improvements. Additionally, the drainage in the area is historically poor. The property may require more elaborate detention systems. All other services can be provided at acceptable levels.

ATTACHMENT G – HOUSING LOSS MITIGATION REPORT

700 West Rezone- Housing Loss Mitigation Report

1330 South 700 West

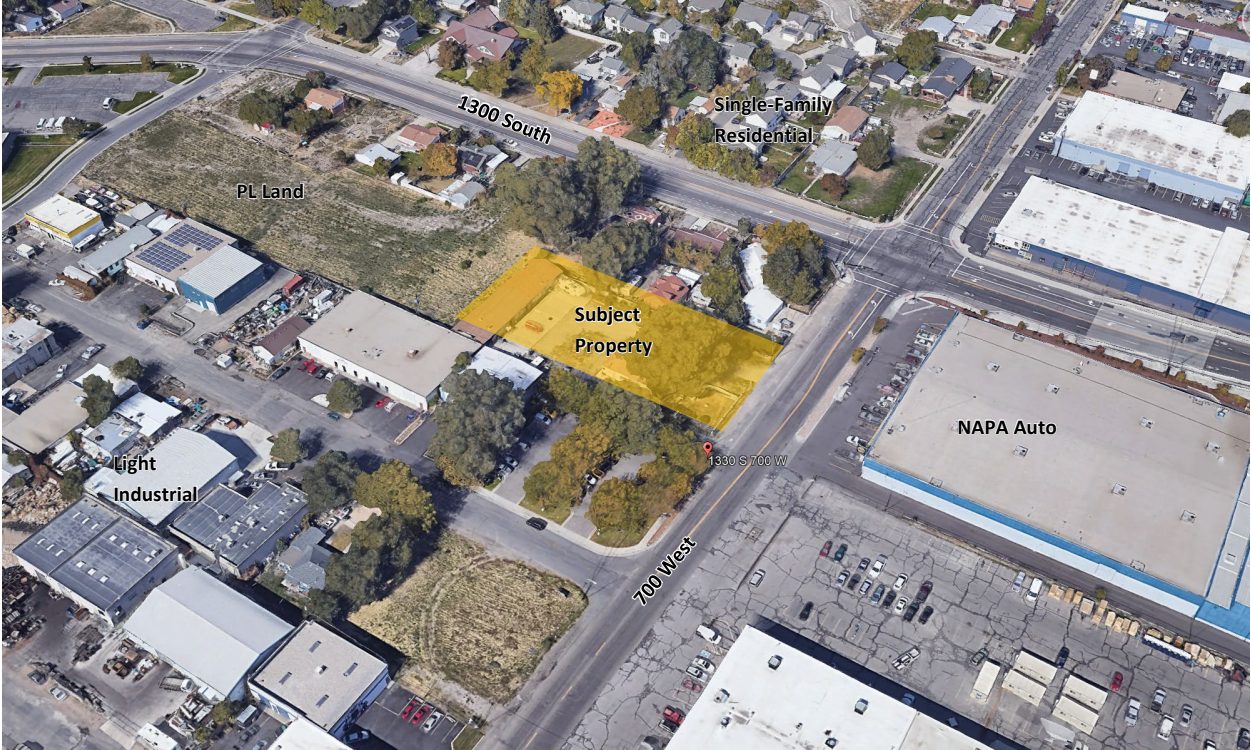
BACKGROUND

Marco Geronimo (property owner) is requesting to change the zoning map designation of the property at 1330 South 700 West from R-1-7,000 (Single-Family Residential) to CB (Community Business), while leaving the T (Transitional Overlay) in place. The subject property contains a single-family dwelling and a large multi-bay workshop at the rear of the property, which would remain on the property until the time of redevelopment. While no specific development proposal has been included with the rezone, the applicant has indicated that if the zoning change is approved, they intend to develop either a mixed-use or multi-family building on the property. The R-1-7,000 zone prohibits mixed-use or multi-family development. The proposed CB zone would allow both. Per housing loss mitigation requirements, a development agreement to replace lost housing will be a condition of the rezone.

The subject property is .79 acres and approximately 125 feet wide. The properties to the north include single-family homes and are zoned R-1-7,000. The property to the west is zoned PL but is currently vacant. The properties to the south and east are being used by automotive service businesses and are zoned M-1.



One of the conditions that triggers the need for a Housing Loss Mitigation Plan is: “any petition for a zoning change that would permit a nonresidential use of land”, which this petition seeks to do. The Housing Loss Mitigation Plan is reviewed by the city’s planning director and the director of community and neighborhoods and includes a housing impact statement and a plan for mitigating residential loss.



HOUSING IMPACT STATEMENT (commentary by Staff)

The Housing Mitigation Ordinance requires a housing impact statement which includes the following:

1. Identify the essential adverse impacts on the residential character of the area subject of the petition;

The petitioner acknowledges that Salt Lake City is experiencing a severe housing shortage and that removal of the loss of housing would be problematic. One of the motivations of pursuing the proposed zoning is to be able to replace the loss of the single-family dwelling with a multi-family residential development.

There is currently a poor transition between the single-family neighborhood and the M-1 uses to the south. Many uses allowed in the M-1 zone produce noise, traffic, or have outdoor storage. The site design standards of the M-1 do little to buffer adjacent single-family residential uses. If this property were to be rezoned, it would serve as a buffer and create a better transition between the M-1 and R-1-7,000 zones.

2. Identify by address any dwelling units targeted for demolition, following the granting of the petition;

The home at 1330 S 700 W would remain standing and be used as a single-family home until the time of redevelopment of the property. It is anticipated the new development will either be a multi-family dwelling or mixed-use.

3. Separately for each dwelling unit targeted for demolition, state its current fair market value, if that unit were in a reasonable state of repair and met all applicable building, fire and health codes;

No dwelling units are targeted for demolition with this proposed rezone.

4. State the number of square feet of land zoned for residential use that would be rezoned or conditionally permitted to be used for purposes sought in the petition, other than residential housing and appurtenant uses; and

All 34,412 square feet of the property would be rezoned to CB. That zone allows for a wider variety of uses, but most importantly, it allows for multi-family dwellings. If approved, multi-family housing or a mixed-use development would be constructed on the property.

5. Specify a mitigation plan to address the loss of residential zoned land, residential units or residential character

Section 18.97.130 outlines three options for mitigation of housing loss. These options are:

- A. Replacement housing,
- B. Fee based on difference between housing value and replacement costs,
- C. Flat mitigation fee.

A Development Agreement for the replacement of at least one dwelling unit will be provided as condition of approval of this rezone. That development agreement will be reviewed by the Salt Lake City Attorney's office and City Council.

FINDINGS

The petition to rezone the property at 1330 South 700 West from R-1-7,000 to CB will result in a zoning designation that allows for multi-family dwellings that would help alleviate Salt Lake City's housing shortage. Based on the forthcoming development agreement, the petitioner will be under legal obligation to replace the loss of the single-family home with multiple dwelling units.

DETERMINATION OF MITIGATION

Based on the findings outlined in this report, the Director of Community and Neighborhoods has determined the applicant will have complied in satisfactory manner with the Housing Loss Mitigation standards outlined by Title 18.97



Blake Thomas
Director of Community and Neighborhoods
Date:

ATTACHMENTS

- A. Zoning Amendment Application Explanation
- B. Site Photographs

ATTACHMENT A: ZONING AMENDMENT APPLICATION EXPLANATION (commentary by Applicant)

1. A statement declaring the purpose for the amendment:

The purpose of the amendment is to convert an underutilized lot, that currently sits in a residential/industrial area, to a zoning type that would allow for a small mixed-use development. This development will include apartments and commercial units that will clean up the lot, provide a product that will better serve the community, and support the current Master Plan for the Glendale area. It is our hope that by so doing we can support our neighbors with some type of businesses that would meet some of their needs and also support future growth and overall development of the area. The zoning we would like to pursue is Commercial Business (CB).

2. A description of the proposed use of the property being rezoned:

The lot is .8 acres and currently holds a large garage and a very old home. The parcel number is 15114800270000. The plan would be to demolish the current house and construct a small 12-16 unit apartment building in the southeast section. In addition, the garage running along the west side of the property would be converted into a more effective office/retail space. Having a small mixed-use development will soften the transition from residential to the north to industrial on the south and east sides.

3. List the reasons why the present zoning may not be appropriate for the area:

Having a .8 acre lot with an R(1)7000 zoning, makes the site too large for the small home that currently sits there, and building a large home would be out of place with the businesses

surrounding the lot, which includes Napa Auto Parts to the East, smaller industrial shops running along the south, and an open field on the west that I understand may eventually be developed as a continuation of the Sorenson Community Center.

ATTACHMENT B – SITE PHOTOGRAPHS



Subject property- zoned R-1-7,000 (photo taken from 700 West)





**Auto parts store located across the street to the east of subject property-
zoned M-1**



Automotive Services use on property to the south of subject property- zoned M-1 (photo taken from 1355 South)



Vacant land to the west of the subject property- zoned PL (photo taken from 800 West)

ATTACHMENT H – DEPARTMENT REVIEW COMMENTS

PLANNING DIVISION COMMENTS

Comments by: Eric Daems

Email: eric.daems@slcgov.com

Phone: 801-535-7236

Status: General Comment

- Accessory building to the rear of the lot would not meet the required 10' rear yard setback for the CB zone. The building would need to be removed or would become non-conforming.
- Single-family homes are not permitted uses in the CB Zone. The home would become legal non-conforming.
- Housing mitigation plan will be required per Title 18.97.
- Proposed rezone generally in-conformance with City and Neighborhood Master Plans.

PUBLIC UTILITY COMMENTS

Comments by: Jason Draper

Email: Jason.draper@slcgov.com

Phone: 801-483-6751

Status: No Objections

No public utility objection to the proposed rezone. Redevelopment of this parcel may require additional utility improvements. Drainage in this area is historically poor and there may be ponding in 700 West and 1355 South during storm and flooding events.

ZONING REVIEW COMMENTS

Comments by: Alan Michelsen

Email: alan.michelsen@slcgov.com

Phone: 801-535-7142

Status: No Objections

No zoning concerns related to rezoning this lot from R-1/7000 to C-B.

ENGINEERING REVIEW COMMENTS

Comments by: Scott Weiler

Email: scott.weiler@slcgov.com

Phone: 801-535-6159

Status: No Objections

TRANSPORTATION REVIEW COMMENTS

Comments by: Michael Barry

Email: Michael.barry@slcgov.com

Phone: 801-535-7147

Status: No Objections

Transportation doesn't have any issues with this rezone.

FIRE DEPARTMENT REVIEW COMMENTS

Comments by: Ted Itchon

Email: Edward.itchon@slcgov.com

Phone: 801-535-6636

Status: No Objections

POLICE DEPARTMENT REVIEW COMMENTS

Comments by: Lamar Ewell

Email: lamar.ewell@slcgov.com

Phone: 801-799-3260

Status: No Objections

Police Department has no issues with this re-zoning.

HOUSING & NEIGHBORHOOD DEVELOPMENT REVIEW COMMENTS

Comments by: Lani Eggertsen-Goff

Email: lani.eggertsen-goff@slcgov.com

Phone: 801-535-6240

Status: No Comments provided

URBAN FORESTRY REVIEW COMMENTS

Comments by: Rick Nelson

Email: rick.nelson@slcgov.com

Phone: 801-972-7839

Status: General Comment

The large Siberian Elm is a specimen tree that should be saved if the property redevelops.

ATTACHMENT I – 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 since the application was submitted:

- Notice of the project and request for comments were sent to the chair of the Glendale Community Council and other recognized community organizations on May 19, 2021.
- Staff sent an early notification announcement of the project to all residents and property owners located within 300 feet of the project on May 21, 2021.
- The 45-day recognized organization comment period expired on July 5, 2021 with no comments being received from residents or the community council.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on December 2, 2021
- Public hearing notice posted on December 1, 2021
- Public notice posted on City and State websites and Planning Division list serve on December 2, 2021

Public Input:

As of the date of this staff report, no formal comments were submitted, and no objections were raised regarding the proposed changes.