



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: David J. Gellner, AICP, Senior Planner – 801-535-6107 - david.gellner@slcgov.com
Date: July 27, 2022
Re: PLNPCM2021-01191 and PLNPCM2022-00065 & 00086

Zoning Map & Master Plan Amendments & Alley Vacation

PROPERTY ADDRESS: 1518, 1530, 1540, 1546 S Main Street and 1515 S Richards Street
MASTER PLAN: Central Community Master Plan
ZONING DISTRICT: CC – Corridor Commercial and R-1/5000 – Single-Family Residential

REQUEST:

Urban Alfandre is requesting that the City amend the zoning map and master plan for multiple contiguous property parcels located at 1518, 1530, 1540, 1546 S Main Street and 1515 S Richards Street respectively. Some of the parcels have duplicate addresses. An alley that runs through the properties would be vacated as part of this request. The applicant intends to combine all parcels as well as the alley into one cohesive parcel under the new zoning in order to develop a mixed use development on the site. No specific site development plan has been proposed or is under consideration at this time. The following petitions are associated with this proposal:

1. **Zoning Map Amendment – PLNPCM2021-01191** – Rezoning subject parcels from CC (Corridor Commercial) & R-1/5000 (Single-family residential to FB-UN2 (Form Based Urban Neighborhood).
2. **Master Plan Amendment – PLNPCM2022-00065** – Change to the future land use map in the Central Community Master Plan from Community Commercial to High Mixed Use.
3. **Alley Vacation – PLNPCM2022-00086** – Request to vacate and close the platted alley to incorporate the area into the development as private property.

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards of approval and therefore recommends that the Planning Commission transmit positive recommendations to the City Council for the Zoning Map, Master Plan and Alley Vacation petitions with the following recommendations:

1. The housing being removed from the site must be replaced.
2. The property for the vacated alley be integrated into the future development.
3. The rezoned parcels must be consolidated through the appropriate process.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Applicant's Narrative & Materials](#)
- C. [Property and Vicinity Photos](#)
- D. [Housing Loss Mitigation Report](#)
- E. [Zoning District Comparison](#)
- F. [Review Standards](#)
- G. [Public Process & Comments](#)
- H. [Department Review Comments](#)

PROJECT DESCRIPTION



Quick Facts

This request involves seven (7) contiguous property parcels.
Proposed zoning change from CC and R-1/5000 to FB-UN2
An alley vacation is part of the request. Existing alley runs through the proposed rezoning area.
Applicant intends to combine all parcels and build a mixed use development with ground floor commercial uses.
No specific site development plan is under consideration with these requests.
The total area of all parcels and the alley is approximately 2 acres
Six (6) existing housing units on the properties will be removed.
Removal will be subject to Housing Loss Mitigation requirements.

The applicant is proposing to rezone seven (7) property parcels in an around 1518 – 1546 S Main Street in what is being called “The 1550 S Main Street Assemblage”. All properties are zoned CC – Commercial Corridor with the exception of the parcel at 1515 S Richards Street which is zoned R-1/5000, Single-Family Residential. The applicant is requesting a zoning change to the FB-UN2 – Form Based Urban Neighborhood Zoning District as well as a change to the future land use map designation in the Central Community Master Plan from Community Commercial to High Mixed Use on these parcels. An application has also been submitted to vacate the platted alley that runs through the properties. No specific site development plan has been submitted or is being review with these requests.

The intent of these petitions would be to combine all parcels as well as the alley into one cohesive parcel of approximately 2 acres. Under the new zoning, the applicant intends to a build a new mixed use development on the site. The current zoning would support the establishment of multi-family and mixed-use developments on the site, however, that applicant is looking to utilize some of the design standards of the form-based district in order to create a higher-quality development with a sensitivity to massing and active pedestrian spaces. These differences are discussed in more detail in the Key Considerations section of this report under ***Consideration 2: Neighborhood Compatibility & Anticipated Impacts***.

The applicant’s original proposal, since revised, included an accompanying request for a text amendment to allow additional building height on the subject parcels. The proposal was to allow multi-family/mixed-use building forms up to 65-feet in height on these parcels. The FB-UN2 Zoning District allows buildings of this type to a maximum height of 50-feet. Based upon public and staff feedback, the applicant withdrew the text amendment portion of this request. The proposed zoning map change would be to the FB-UN2 district as it exists without additional height being requested.

The applicant’s proposal is described more fully in their narrative included in [Attachment B](#) of this report. Revisions to the applicant’s original proposal indicating that the text amendment to allow additional height was being withdrawn from consideration are also included in this attachment.

APPROVAL PROCESS AND COMMISSION AUTHORITY

The Planning Commission’s role in these applications is to provide a recommendation to the City Council. The Planning Commission’s recommendation for the proposed zoning map and master plan amendments, and alley vacation, whether negative or positive, will be forwarded to the City Council for their consideration. City Council has final decision making authority for these types of applications.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. Compliance with City Goals, Policies & Plans
2. Neighborhood Compatibility & Anticipated Impacts
3. Consideration of Alternate Zoning Districts
4. Housing Loss Mitigation Requirements
5. Alley Vacation Request
6. Public Input and Concerns

Consideration 1: Compliance with City Goals, Policies and Plans

Central Community Master Plan (2005)

The subject property and surrounding area are discussed in the Central Community Master Plan. The Central Community Master Plan (CCMP) is the relevant neighborhood plan for the area at this time. The future land use map in the CCMP shows the properties as “Community Commercial” for those along Main Street as well as the motel property in the interior of the block. The map shows the property fronting on Richards Street as “Medium Density Residential”. The properties are located within the “People’s Freeway Neighborhood” described within the Plan.

The following policies and statements in the CCMP are relevant to this proposal:

- RLU-1.3- Restrict high-density residential growth to Downtown, East Downtown, TOD areas and Gateway.
- RLU-1.5 - Use residential mixed uses zones to provide residential land uses with supportive retail, service and commercial uses.
- Mixed Use Policy – RLU-4.0 - Encourage mixed use development that provides residents with a commercial and institutional component while maintaining the residential character of the neighborhood.
- Mixed Use Policy – RLU-4.2 – Support small mixed use development on the corners of major streets that does not have significant adverse impact on the residential neighborhood.
- Commercial land use policy CLU-1.4 – High Density Mixed Use – Target areas adjacent to light rail station in the downtown area for higher intensity commercial use and medium to high density housing.
- Ensure that new development is compatible with existing neighborhood in terms of scale, character, and density.

The Central Community Master Plan contains policies and statements that both support the proposed rezoning of the property and statements that conflict with the proposed changes as noted above.

Ballpark Station Area Plan (DRAFT in progress – not yet adopted)

The Ballpark Station Area Plan is currently in the drafting stage and has not received input or a recommendation from the Planning Commission to City Council at this time nor has it been reviewed by City Council. The Draft Plan has been discussed with the local community and the public has been involved in its creation. Several of the public comments received by Planning Staff referenced this plan. Staff is mentioning the Draft Plan for the sake of clarification in regard to submitted comments. Since the Plan is still in Draft form, the final form may change in terms of content and recommendations.

In and of itself, the Ballpark Station Area Plan is not an adopted City document nor the relevant community plan upon which decisions can be based upon at this time. That being said, in context of the ongoing efforts to establish an updated vision and master plan for this area, the draft document must be mentioned as part of the “larger picture” in considering changes in this area.

Initial analysis of the latest draft indicates the following with respect to the subject properties:

- The subject area is located just south of the “Heart of the Neighborhood/Ballpark Entertainment Zone” in what the draft plan is listing as the “Main Street Area”
- The subject properties are about 0.66 miles from the Ballpark TRAX Station via the shortest walking path.

- Descriptions in the “Main Street Area” include the following language:
 - The east side of Main Street is included in the State Street overlay zone which addresses the scale and placement of buildings in the area. To ensure compatible development on both sides of Main Street the overlay zone should be extended to include the properties on the west side of Main Street.
 - New buildings in the area should be considered for redevelopment at a scale comparable to the surrounding area with front doors on Main Street, stoops and yards.

The proposed changes meet some of the anticipated policies and recommendations in the forthcoming Ballpark Plan while they may not meet others. In the absence of a specific development proposal under review, and in consideration of the plan being in draft form and subject to change, it is not possible to fully analyze compliance in terms of the Plan.

Plan Salt Lake (2015)

Plan Salt Lake (December 2015) outlines an overall vision of sustainable growth and development in the city. This includes the development of a diverse mix of uses which is essential to accommodate responsible growth. At the same time, compatibility, that is how new development fits into the scale and character of existing neighborhoods is an important consideration. New development should be sensitive to the context of surrounding development while also providing opportunities for new growth.

Plan Salt Lake, emphasizes the need for a variety of housing options. This is expressed in the guiding principles and related initiatives under each guiding principle as listed below:

- ***Growing responsibly while providing people with choices about where they live, how they live, and how they get around.***
 - *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
 - *Promote infill and redevelopment of underutilized land.*
- ***Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.***
 - *Increase the number of medium density housing types and options.*
 - *Direct new growth toward areas with existing infrastructure and services that have the potential to be people oriented.*
 - *Enable moderate density increases within existing neighborhoods where appropriate.*
 - *Promote high density residential in areas served by transit.*

The proposed development is supported by the general principles and initiatives found in Plan Salt Lake. It would provide additional housing options within a walkable neighborhood with commercial services served by convenient transit opportunities.

Growing SLC: A Five-Year Housing Plan – 2018-2022 (2017)

Additionally, the city’s housing plan, Growing SLC, reinforces the growing demand for housing. The plan cites density limitations as a local barrier, which has been exacerbating the city’s housing crisis. The following goals and objective are relevant to this proposal:

- *Increase housing options: Reform City practices to promote a responsive, affordable, high-opportunity housing market.*

The proposal is in line with the strategy of providing more housing units and housing variety in the neighborhood.

Consideration 2: Neighborhood Compatibility & Anticipated Impacts

Neighborhood compatibility and the anticipated impacts of new development are important considerations in a zoning change. The applicant’s stated intent for the rezone is to remove the existing motel and other buildings in order to develop a mixed use/multi-family residential development on the properties. However, no specific site development plan is under consideration so it is important to note that if the rezone is approved, the applicant would not be bound to building this kind or form of development and could construct other uses allowed under the new FB-UN2 zoning designation.

The existing CC zoning would allow buildings up to 30-feet by right and up to 45-feet through the Design Review process. Since the properties are not in a historic district or subject to any additional overlay provisions, the existing parcels could be combined and redeveloped by right or through processes to allow additional height. A comparison of development requirements in the CC and FB-UN2 districts is included in a table in [Attachment E](#) of this report.

The FB-UN2 zoning district would allow buildings up to 50-feet in height provided all of the zoning standards are being met. This is a slight increase over the maximum potential height in the CC district. However, the FB-UN2 zone has a higher requirement in any new development for design elements such as glass percentages, building materials, ground floor uses and other elements that are not required in the CC zoning district. The intent of these standards is to create higher quality and more pedestrian friendly developments.

In addition, when abutting single-family residential zoning, the FB-UN2 district requires additional upper level building step backs in order to lessen the impact on lower scale adjacent development. The CC zone does not require this.

Given the negligible difference in maximum building height combined with more robust design standards, it is Staff’s finding that the new zoning would not introduce additional impacts beyond those that could potentially occur under the existing CC zoning if the properties were to be redeveloped.

Consideration 3: Consideration of Alternate Zoning Districts

The original request by the applicant was for a change to the FB-UN2 zoning district with an accompanying text amendment to allow up to 65-feet in height on the subject parcels. That request has since been modified and additional height is no longer being considered. The FB-UN2 zoning district would allow buildings up to 50-feet in height to be developed if they are utilizing a multi-

family or mixed-use form. In addition, where the FB-UN2 zoning district abuts single-family the upper portions of the building must be stepped back 1-foot for every 1-foot of building height above 30' along a side or rear property line.

The CC zoning district allows buildings of up to 30-feet by right and up to 45-feet through the Design Review process. If additional height is being requested, additional landscaping would be required under the CC zoning. However, no upper building step backs or other requirements apply in the CC zoning district. In addition, the CC zoning district includes almost no general design standards (Chapter 21A.37) to influence the aesthetics of the building such as requirements for ground floor glass, building materials or ground floor uses. In that regard, the FB-UN2 zone is intended to create a better product in terms of high quality design, something that is important in the context of a site being redeveloped that abuts an existing neighborhood and development.

Another zone that would provide additional development options in terms of allowed uses and flexibility would be the R-MU45 – Residential/Mixed Use district. The R-MU-45 zone would also incorporate additional development standards for the ground floor and upper floor step backs, something not included in the existing CC zoning district. To be clear, there are other zoning districts that would allow both residential and mixed use developments in addition to the R-MU-45 zone. These districts vary in height and other requirements. Staff chose to highlight the R-MU-45 zone specifically in comparison to the FB-UN-2 as it has a similar maximum heights, requires additional step-backs when adjacent to single-family residential zoning and is intended to provide areas within the City for mixed use development containing residential, retail, service commercial and small scale office uses. The standards for the district are intended to promote appropriately scaled development that is pedestrian oriented. In that regard, the FB-UN-2 and R-MU-45 zones have a good number of similarities to serve as a basis of comparison. This is the reason why Staff chose to highlight the R-MU-45 zone specifically in lieu of other alternate zoning districts.

Comparing the FB-UN2 to the R-MU-45 zoning districts, more of the allowed uses in the R-MU-45 zone are Conditional, thereby requiring additional processes at the time of a specific development proposal. The FB-UN2 district requires more design elements for every use, thereby making the “form” more important than the actual use. The maximum height difference between the existing CC zone (45 feet), proposed FB-UN2 zone (50 feet) and the R-MU-45 district (45 feet) are roughly equivalent.

One major difference between the FB-UN2 district and R-MU-45 and other “non form based” districts are the parking requirements. The form-based district such as FB-UN2 don't have a specific parking requirement. As such, the development could be built without required parking. The applicant has stated that they intend to provide adequate off-street parking and were willing to have that required through a development agreement. It should be noted however that the provision of parking was also based upon the original proposal which included additional building height in order to provide parking. This request for additional height has now been withdrawn. The applicant also discusses the parking and willingness to be held to a development agreement in [Attachment B](#).

Planning Staff is not recommending the consideration of an alternate zoning district such as R-MU-45 in lieu of the requested FB-UN2 zoning given the similarity of maximum building height, additional design standards in the FB-UN2 district and the applicant's desires.

Consideration 4: Housing Loss Mitigation Requirements

Per Chapter 18.97 of City Code, any petition for a zoning change that would permit a nonresidential use of land, that includes within its boundaries residential dwelling units, may not be approved until a housing mitigation plan is approved by the city. The housing mitigation plan shall be proposed and submitted to the city's Planning Director and the Director of Community and Neighborhoods and shall be accompanied by a housing impact statement. The applicant is proposing to remove six (6) existing housing units. Their plan is to build more housing but a housing mitigation plan is required for this petition because the FB-UN2 district allows nonresidential uses to be built.

Options for mitigating residential housing loss include providing replacement housing, paying a fee to the City's housing trust fund based on the difference between the housing value and replacement cost of building new units, and where deteriorated housing exists and is not caused by deliberate indifference of the landowner, the petitioner may pay a flat fee to the City's housing trust fund.

The applicant submitted a housing loss mitigation plan that satisfies the mitigations requirements by providing replacement housing. The final plan was evaluated and approved by Blake Thomas, Community and Neighborhoods Director, prior to the petition being heard by the Planning Commission. A signed copy of the HLM Plan is included in [Attachment D](#) of this report. Staff is adding a recommendation to require replacement of the existing housing on the site as part of the rezoning. In addition, this may be required by City Council as part of a Development Agreement yet to be determined as Council considers the request.

Consideration 5: Alley Vacation Request

This proposal includes a request to vacate the platted alley that runs through the center of the development. The alley is currently blocked off for the majority of its length and is being used for parking or storage. An alley vacation requires that at least one (1) policy consideration as listed in Title 14.52.02 be met in order to process the application and that a signature threshold of 75% of abutting property owners be met. The request satisfies two (2) policy considerations, which are, Public Safety and Urban Design Considerations. The signature threshold has also been met.

An analysis of the factors found in Title 14.52.030.B. that must be reviewed for an alley vacation shows that the petition generally meets the policy considerations and factors considered for an alley vacation. This is discussed in more detail in [Attachment F: Review Standards](#) under the section for Alley Vacations. Planning Staff is recommending that the Planning Commission forward a positive request to City Council for the Alley Vacation.

Consideration 6: Public Input and Concerns

The majority of public comments received indicated opposition to the proposed rezoning. Most residents agreed that the current motel and properties created issues within the community in terms of crime and other undesirable activities, and that a change to these properties would be welcomed. However, there was concern about the proposed height and scale of any future development on the site and the impacts it would have on the existing neighborhood.

The original proposal that was sent out for community comments included a text amendment to the FB-UN2 district allow an additional 15-feet of building height on these properties up to 65-feet. So the comments received are reflective of the original proposal with additional building height request

which many felt was too tall in the location context of the property. The applicant has since modified the proposal and eliminated the text amendment request seeking additional building height.

Planning Staff sent out a supplemental notice postcard to all property owners and residents within 300-feet of the subject properties informing them of changes to the proposal and the elimination of the request for additional height. No additional comments were received in relation to the supplemental information sent.

STAFF RECOMMENDATION & SUMMARY

The Central Community Master Plan and other City plans and documents contains policies and statements that both support the proposed rezoning of the properties and statements that conflict with the proposed changes. In addition, the proposed changes will have a short-term impact on the adjacent neighborhood as the property is redeveloped for another use. However, this impact is similar to impacts that could occur under the current zoning if the properties were redeveloped. The redevelopment of the properties will add housing and commercial uses into the neighborhood and remove a use that has been a safety concern in the neighborhood. The proposed changes must be weighed against the existing policies in terms of what is in the City's best interest and priorities as well as public concerns about the proposed changes.

Based upon the key considerations and analysis in this report, Staff is recommending that the Planning Commission forward positive recommendations to the City Council for the Zoning Map, Master Plan and Alley Vacation petitions.

NEXT STEPS

The Planning Commission's recommendation for the proposed zoning map and master plan amendments, and alley vacation, will be forwarded to the City Council. City Council has final decision making authority for these types of applications. Additional public hearings will be held by City Council as part of their consideration of these applications.

ATTACHMENT A: Vicinity Map



ATTACHMENT B: Applicant's Narrative

Includes the following documents:

1. Revised narrative dated 05/16/2022 – indicates withdrawal of text amendment for additional building height.
2. Original narrative dated 02/03/2022 – includes text amendment for additional building height
3. Massing study – dated 01/24/2022 – reflects original request for additional height.



TO: David Gellner
CC: Wayne Mills
FROM: Urban Alfandre (Stephen Alfandre, Owner)
DATE: 5.16.2022
RE: Amendment to Rezone application on 1550 S Main Street Assemblage

David,

After extensive meetings with the community council, Planning Staff, and other neighborhood stakeholders, we are requesting an amendment to our previous rezone application wherein we requested additional height of 15 feet within the FB-UN2 zone to a maximum of 65 feet. We wish to revise our application and **not request the additional 15 feet within the FB-UN2 zone which would result in a maximum height of 50 feet.** It became clear to us that the neighborhood did not agree with 65 feet in height at this location and we want to align ourselves with their desire to see a project of smaller scale.

Although we can technically achieve a 50 ft height limit via design review and planned development in the current CC zone, we would rather work in the FB-UN2 zone for various reasons. Here is why we believe the FBUN-2 zone at this location far exceeds using the CC zone for this project:

1. Higher Design Standards

The FB-UN2 zone has higher urban design standards than the CC zone, which we believe will make for a better project. Creating a consistent street wall, enhancing walkability, requiring more glass and balconies and patios, and ensuring architectural design will contribute to the character of the neighborhood are all requirements of the FB-UN2 zone. We are proponents of having more FB-UN2 zones because of how they demand for better urban design in our city.

2. Step-backs to create neighborhood compatibility

The FB-UN2 zone requires step-backs and setbacks from adjacent single-family properties which creates appropriate transitions between our parcels and adjacent single family homes.

3. Active ground floor uses

The FB-UN2 zone requires a permitted use other than parking shall occupy at least 75% of the width of any street-facing building façade which makes for much better ground floor pedestrian

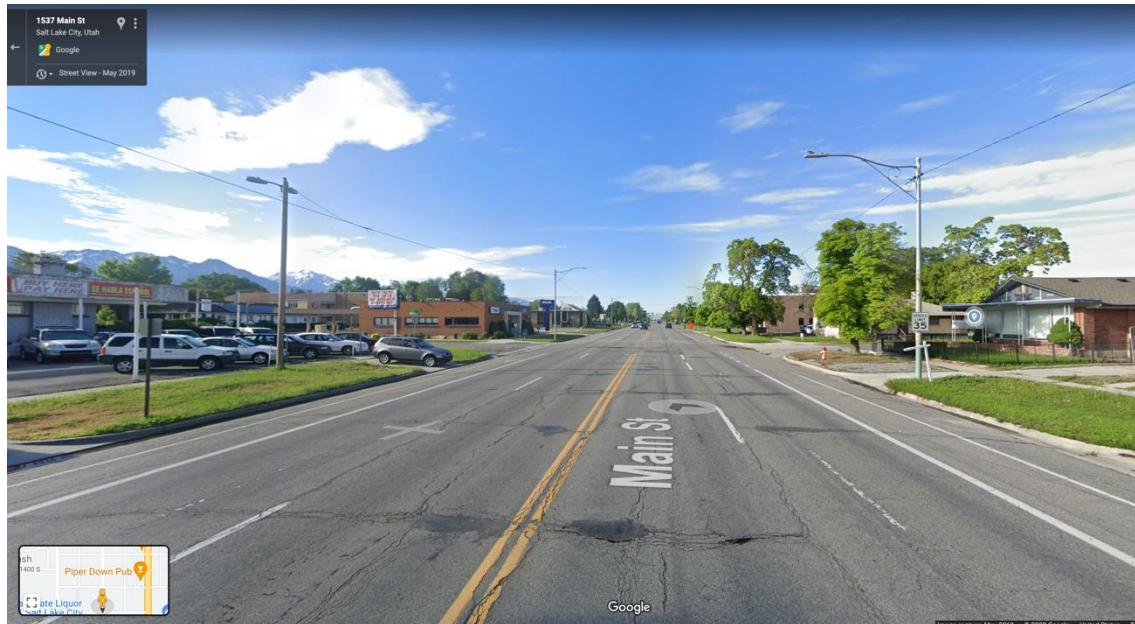
interaction than the CC zone. Our intent is to create a dynamic ground floor experience for pedestrians.

We also want to address two additional complaints the neighborhood has had about the FB-UN2 zone: parking and setbacks.

Parking – the FB-UN2 zone does not require parking. We have offered (on numerous occasions) to voluntarily add ample parking within the project via a development agreement with the City Council to lessen the impact of on-street parking in the neighborhood. In fact, we have voluntarily included parking on all of our projects in the FB-UN2 zone even though we haven't been required to do so.

Setbacks – a common complaint from the neighbors is the lack of setbacks required in the FB-UN2 zone. We continue to advocate for zero setbacks within urban-pedestrian areas for the following reasons:

1. There already exists a 30-ft setback between the property line and the street at 1515 S Main street. Adding more setback to this existing condition would amplify the unfriendly pedestrian experience that currently exists by exacerbating the wide chasm between street-walls along Main Street, as seen below. Wide streets with large setbacks is not good urban design for cities and prohibits pedestrian scale, comfort and vibrancy.



2. The eastern side of Main Street has zero setbacks and the draft 'Ballpark Station Area Plan' is recommending for the western side to also have zero setbacks to create a unified urban street wall (of which we agree entirely).

Salt Lake City Urban Design Element pg 65: " The street wall can be used to create a pleasant contrast to surrounding suburban residential areas. ... A

strong street wall helps facilitate pedestrian circulation as well as provide a sense of space and scale ...”

3. Setbacks are not intended to be active open space for community use and actually do more to hurt vibrant pedestrian experiences in our opinion. In the CC zone only 1/3 of the setback area is required to be landscaped with vegetation which means the majority can be gravel or rocks which doesn't invite open-space users.
4. Our intention is to add some retail space on the ground floor and the FB-UN2 zone is much more conducive to creating an enhanced retail experience than the CC zone. For instance, in the CC zone, surface parking lots are allowed, which kill the pedestrian and retail experience. Main Street can't afford anymore surface parking lots. The FBUN-2 zone requires strong street walls, durable building materials and active ground floor uses which create a more enhanced retail and pedestrian experience than what the CC zone requires.

The section of Main Street from 1300 S to 1700 S is dead. There is little-to-no pedestrian activity currently and as major landowners in the neighborhood it is our strong desire to revitalize this area through good urban design and retail activation to create a vibrant pedestrian experience, that is currently not found in this area. The CC zone is the wrong zone to encourage this type of revitalization for the reasons mentioned above.

Thank you for your considering of our request.

Sincerely,

Stephen Alfandre
Founding Principal – Urban Alfandre



February 3, 2022

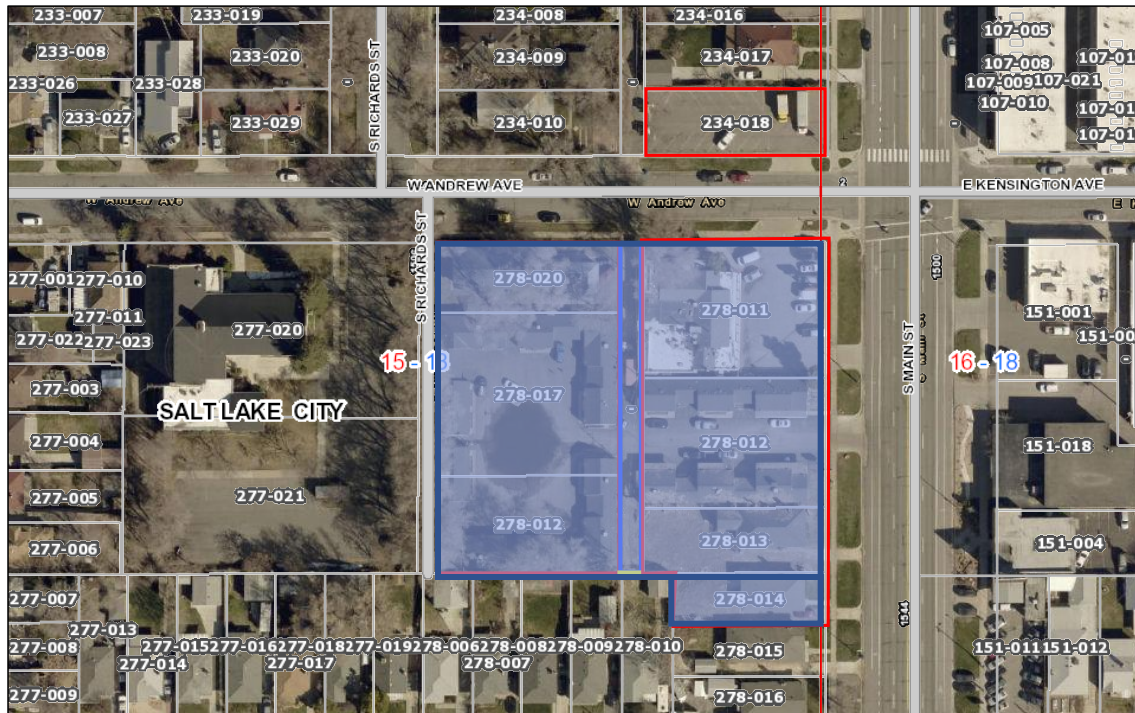
RE: 1) Zoning Text Amendment; 2) zoning map amendment; and 3) master plan amendment for 1550 South Main Street Assemblage

Summary

- Urban Alfandre (UA) is the contract purchaser of an approximately 2 acre site with direct frontage on Main Street and Andrew Avenue (exact parcel numbers shown below).
- UA is requesting to re-zone these parcels from CC to FBUN-2 and to be listed in Table 21A.27.050.C as a property that can achieve up to five stories and 65' in height, with a voluntary development agreement to add off-street parking within the building and massing that is sensitive to the adjacent parcels and neighborhood.
- We believe FBUN-2 parcels that are listed in Table 21A.27.050.C is the appropriate zone for the following reasons:
 - The height of the proposed zone (65 ft) allows for maximum flexibility to achieve the following design goals: 1) add sufficient off-street parking in the building; 2) design ground floor retail with appropriate height;
 - It is where we should be adding density – located within a 10 minute walk to the 1300 S TRAX station which allows residents to enjoy transportation optionality and not be dependent on a car
 - It conforms with the proposed Ballpark master plan of activation, retail, and density near transit and on major corridors
- The current CC zone limits the height of our intended use to 45 ft which is insufficient for off-street parking and retail on the ground floor.
- The current use of the Main Street Motel is one that brings significant and recurring crime to the neighborhood. The neighborhood stakeholders have all expressed strong desire to see this use go away. Our intended use of a mixed-use residential and retail building will activate the street and help make the entire neighborhood safer.

Report

We are pleased to submit this application to amend the current zoning from CC to FBUN-2 with additional height at the properties highlighted below in blue, located at approximately 1550 S Main Street, which is currently the Main Street Motel.



The parcel numbers are: 15132780200000, 15132780170000, 15132780120000, 15132780110000, 15132780120000, 15132780130000, 15132780140000 and the city-owned alley bifurcating these parcels.

The purpose of this amendment is to redevelop this blighted, crime-ridden property into a mixed-use project that would add housing not typically found in this neighborhood and neighborhood-scaled commercial to this portion of Main Street, a major commercial thoroughfare, just blocks from downtown and a ½ mile to the Ballpark TRAX.

A description of the proposed use of the property being rezoned is as follows:

Our vision for this property is to rezone it from Commercial Corridor (CC) to FBUN-2 Corner Lot for the following reasons:

- 1) Proximity to TRAX and location on a prominent corner of Main St — a major corridor connecting into downtown. This property is within a ½ mile from the Ballpark TRAX stop, categorizing this location as a Transit-Oriented Development (TOD). The following are benefits of successful Transit-Oriented Developments:

- Create compact development within an easy walk of public transit and with sufficient density to support transit ridership
- Establish a hierarchy of transportation which places the pedestrian first, bicycle second and auto third.
- Create active places and livable communities that service daily needs and where people feel a sense of belonging and ownership.
- Incorporate retail into a development if it is a viable use at the location. Ideally drawing customers both from both the TOD and a major street.
- TOD strengthens urban development but also helps manage future regional growth by encouraging growth to occur where the existing infrastructure is best suited to address it. The benefits of this type of development include:
 - More residents living close to commercial areas to support a strong, local oriented economy.
 - This reduces the overall cost of development and reduces negative environmental impacts on air and water quality while creating community oriented public places.
- By optimizing land use and accessibility, Transit-Oriented Development decreases traffic congestion, improves air quality and public health, lowers the cost of living, and makes opportunities more accessible. (<http://tod.org/>)
- Encourage the stabilization and revitalization of existing neighborhoods, as new uses are designed to support existing neighborhood characteristics
 - The stabilization of these parcels is an important part of making this neighborhood safer to walk and take transit.

2) To add density and a mix of uses, in an appropriate scale, that contemplates future growth of adjacent properties within the current zoning. Five-story, well designed mixed-use buildings which are massed correctly, are appropriate for these parcels which are situated on a prominent corner of Main Street which is a major commercial corridor connecting the densest part of downtown, which is just a couple blocks away, to the heart of the Ballpark neighborhood.

The neighborhood recently went through a zoning change to preserve single family homes on the interior streets to accommodate more density on the main corridors of Main Street and 1700 South. This proposal is compatible with this neighborhood objective.



(Image 1)

Image 1 shows the transition of Main Street from Downtown, where our City's densest buildings are found, just a couple of blocks north, to past 2100 South and the start of South Salt Lake. FBUN-2 will serve as a transition zone of gentle density between Downtown, the Ballpark Area which will become much more dense, according to the Ballpark Area Plan (Draft), and downtown South Salt Lake.

The purpose of a Transition Area as described by the Salt Lake City TOD Documents is:

- to provide a moderate level of land development intensity that incorporates the principles of sustainable transit oriented development. The transition area is intended to provide an important support base to the core area and transit ridership as well as buffer surrounding neighborhoods from the intensity of the core area. These areas reinforce the viability of the core area and provide opportunities for a range of housing types at different densities. Transition areas are generally located within a one-half (1/2) mile from the station platform, but may vary based on the character of the area. Transition areas typically serve the surrounding neighborhood; include a broad range of building forms that house a mix of compatible land uses. The minimum desired density is ten (10) dwelling units per acre. Commercial uses may include office, retail, restaurant and other commercial land uses that are necessary to create mixed use neighborhoods. Commercial uses can be clustered around intersections and along block faces to create neighborhood nodes.

The zoning along this portion of Main Street is currently Commercial Corridor which allows up to 45' in height through a Planned Development approval. With the growth trajectory of our city and the lack of housing options it is only a matter of time before adjacent properties are redeveloped to 45'.

- 3) Extra height creates more livability and housing opportunities: The current CC zoning allows up to 45' through a Planned Development process. A rezone to FBUN-2 Corner Lot is only one story taller than what is currently allowed, however, the extra story and height allows for much more flexibility to add more housing types not typically found in this neighborhood, adequate onsite parking, and ground floor commercial with the appropriate ceiling heights to attract desired local retail tenants, while also creating a vibrant pedestrian experience.



(Slate, a project our team developed in the Central 9th neighborhood in the same FBUN-2 zone, has off-street parking and appropriate ceiling heights for ground floor active commercial space

The current zoning of CC isn't the best fit for this portion of Main Street for the following reasons:

1. A maximum height of 45' doesn't allow the flexibility to add a material amount of housing units not typically found in the neighborhood, with proper ground floor ceiling heights for commercial space and provide enough off-street parking.
2. Setbacks are much larger than the east side of Main St causing an irregular urban wall and public realm.

This zoning amendment will achieve the 'Central Community's Master Plan' vision by:

- 1) Creating more livable communities and neighborhoods through the appropriate transition of multi-family housing and mixed land uses in designated areas
 - a) This zoning amendment would achieve this by redeveloping this detrimental use into a multi-family, mixed-use project on Main Street, which is a major thoroughfare for automobiles, but also denser multifamily housing and commercial space, which would also make this neighborhood more livable for a wider range of people.

- 2) To have pedestrians use transit and walk comfortably to services, shopping and recreational opportunities.
 - a) It is important to leverage parcels on major thoroughfares to create smart density to support TRAX and BRT transportation systems. This site is a 10 minute walk to the 1300 South TRAX stop and is considered a transit-oriented site. This zoning amendment is appropriate to this location and will achieve city-wide master plan, housing and TOD goals by redeveloping it in a mixed-use, contextually sensitive way that promotes walkability and vibrancy along a major commercial thoroughfare just blocks from downtown.
- 3) To increase pedestrian accessibility by creating housing that supports the employment center of the downtown area.
 - a) Leveraging this location, which is a 10 minute walk to TRAX, through creating more housing will increase pedestrian accessibility and transit accessibility that will support the employment center of downtown.
- 4) An enhanced built environment that encourages employees to work and live in the Central Community
 - a) Adding housing types not typically found in this neighborhood, in a mixed-use setting, that creates a more vibrant and walkable streetscape, while providing more services within walking distance, creates a vibrant built environment which will attract more people to live and work in this neighborhood.

This zoning amendment will achieve Salt Lake City Housing Affordability Priorities by:

- 1) Removing barriers which limit housing density, prohibit needed housing types or create excessive developer burden.
 - a) This zoning amendment would achieve this by redeveloping this detrimental use into a multi-family, mixed-use project on Main Street and provide units that are not typically found in the neighborhood.





The above photos of recently delivered projects, Moda on Main and The Edith, which are larger townhome units, comprise most of the new housing stock in this neighborhood. The rezone would allow for something different — more efficient residential units above ground floor retail, which will deliver a more varied housing stock to the neighborhood.

- 2) Support the development of new or underutilized housing types that meet the unique needs of the City’s diverse population and improve housing choices into the future.
 - a) The proposed rezone would provide more housing types not typically found in this neighborhood and in so doing, increase housing choices for a wider range of people in this neighborhood.
- 3) Promote transit-oriented development, walkable communities and models that decrease the need for cars or parking stalls.
 - a) Leveraging this TOD site into a mixed-use project that increases the walkability of Main Street would accomplish this Priority.

Ballpark Area Plan (Draft)


- While we understand that the Ballpark Area Plan has not been officially adopted yet, we believe it’s important to plan for the future. This project is in the ‘Main Street Character Area’ of the recently released draft Ballpark Station Area Plan, of which is defined by the presence of small local businesses, a generally pleasant pedestrian and bike environment, and medium-density residential buildings. New development should focus on maintaining the scale, walkability and bikability of the neighborhood.
 - This project will implement the intent of the Main Street Character Area by:
 - Creating ground floor commercial space for local businesses
 - Creating a vibrant pedestrian experience through activation and design including:
 - Street trees
 - ADA accessible
 - Human scaled building frontages

- Pedestrian level street lighting
- Store fronts, office windows, and windows on homes facing the street
 - Enhancing the walkability and bikability of Main Street through design, gentle density and a mix of uses.
- The Ballpark Area Plan (Draft) also calls out for reduced setbacks on the west side of Main Street to be equal with the setbacks on the east side of Main Street to create a more uniform urban wall and public realm.

Our team is interested in executing a Development Agreement with the City to ensure the public benefits of off-street parking, human scaled street frontages and ground floor commercial space are incorporated in the new project.

This request, if approved, will amend the zoning map, future land use map in the master plan and amend the text of the zoning ordinance.

Kindest regards,



James Alfandre
Founding Principal
Urban Alfandre, LLC
650 South 500 West #188
Salt Lake City, UT 84103



The above is a precedent image to show an example of street activation and sensitivity to massing.

CONTEXT



CONTEXT



MAIN ST. @ ANDREW LOOKING SW

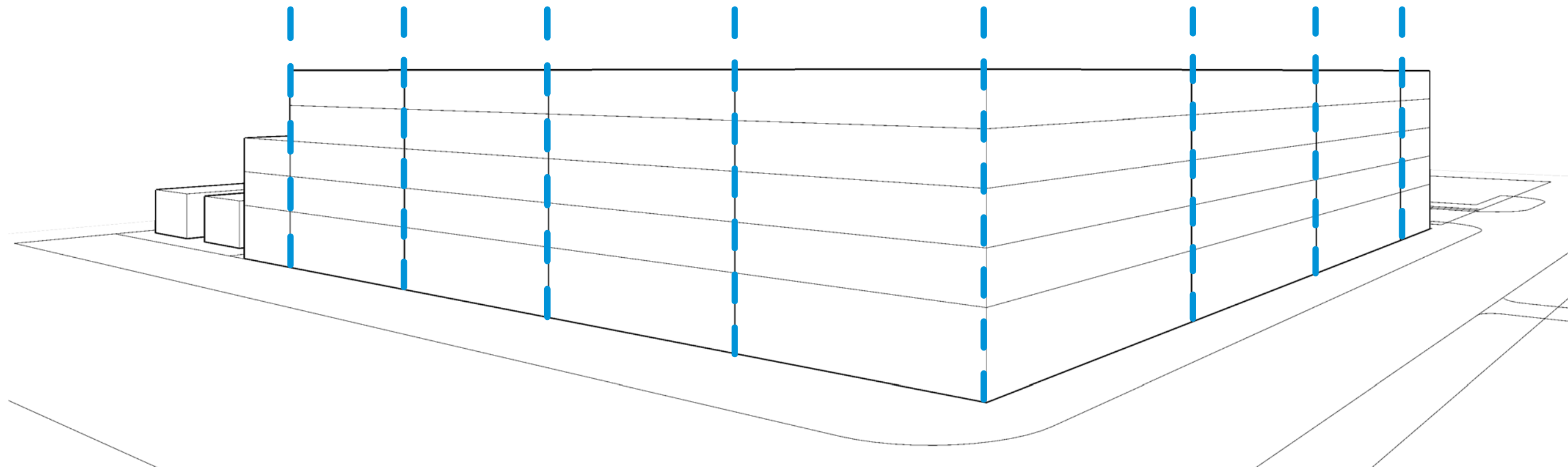


MAIN ST. @ VAN BUREN LOOKING NW

MASSING ANALYSIS

CONTEXTUAL GOAL
SMALLER SCALE

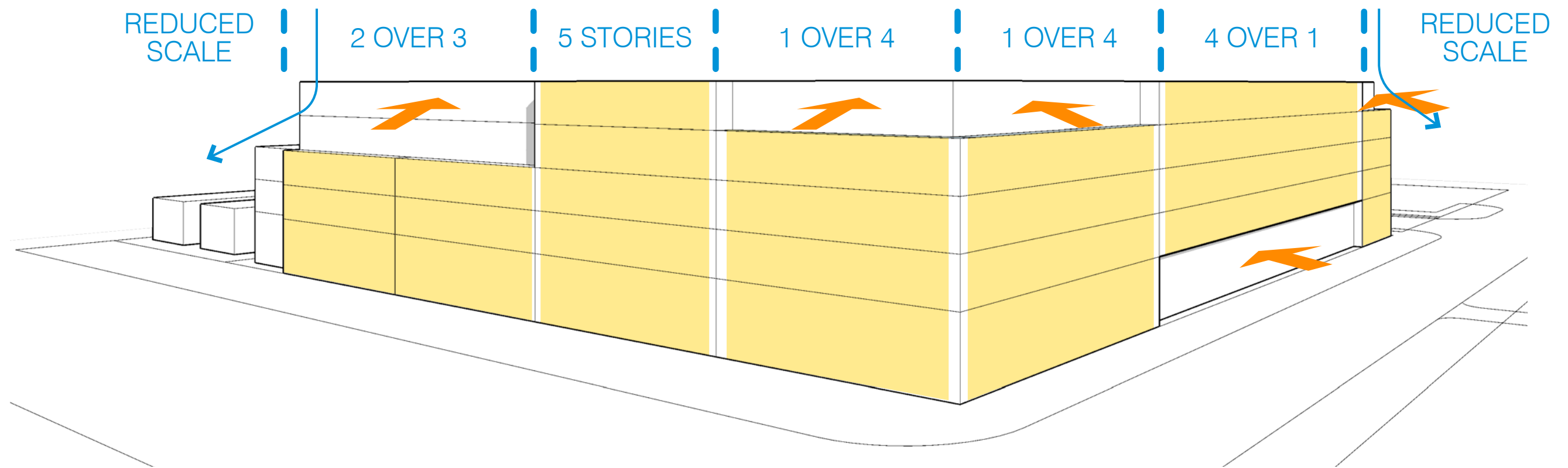
STRATEGY
BREAK DOWN FACADE LENGTH TO CREATE A SERIES OF SMALLER BUILDINGS



MASSING ANALYSIS

CONTEXTUAL GOAL
REDUCED MASS & HEIGHT

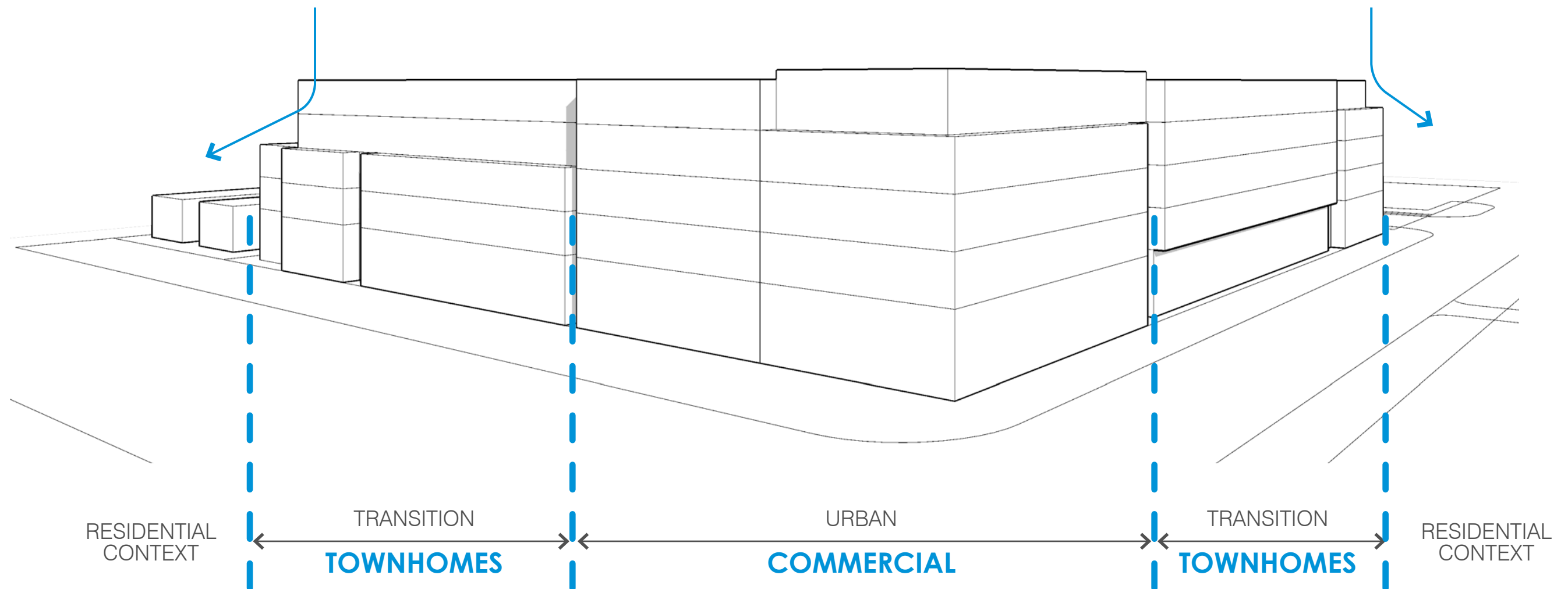
STRATEGY
SETBACK AT VARIOUS LOCATIONS TO DIVERSIFY BUILDING MASSES



MASSING ANALYSIS

STRATEGY IMPLEMENTATION

ALIGNMENT WITH UNITS
PROPORTION & SCALE
PUBLIC REALM SEQUENCE



DESIGN APPROACH

PRECEDENTS



DESIGN APPROACH

WAREHOUSE TYPOLOGY

STRONG REPETITION
 GRID & MODULE
 ADAPTIVE REUSE
 CONTROLLED DISORDER
 AFFIXED ELEMENTS

UNIFORM PRIMARY COLUMNS
 3'-8" BRICK MODULE



RESIDENTIAL
 CONTEXT

TRANSITION

URBAN

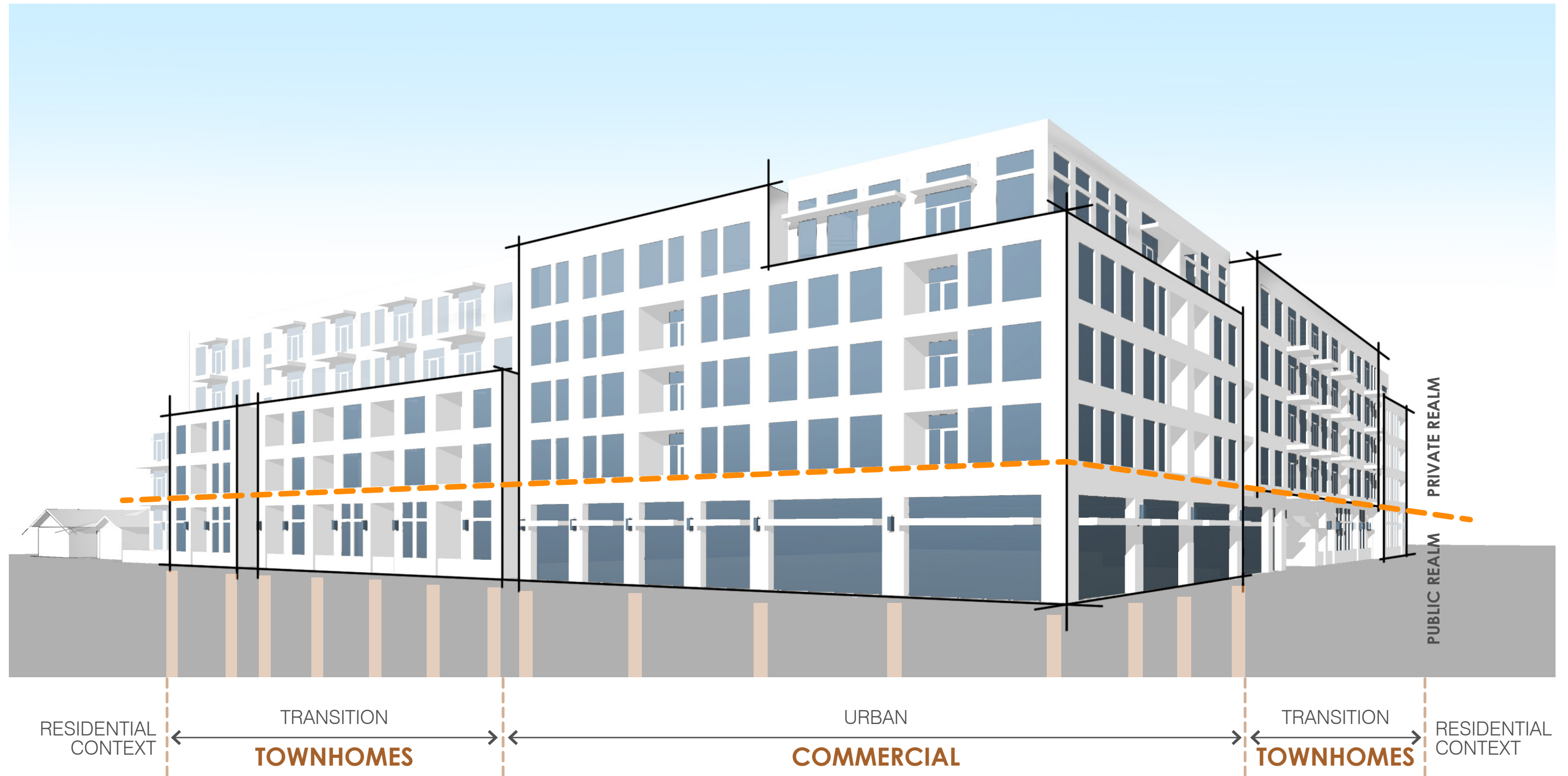
TOWNHOMES

LOWER HEIGHT
 SMALLER MODULE
 HUMAN SCALE
 DETAILS
 RESIDENTIAL USE
 OUTWARD - PRIVACY
 LANDSCAPE

COMMERCIAL

TALLER HEIGHT
 LARGER GRID PATTERN
 STRONG RHYTHM
 DOMINANT FENESTRATIONS
 BUSINESS ORIENTED
 INWARD - INVITING
 HARDSCAPE

DESIGN APPROACH



PRELIMINARY DESIGN ITERATION

MAIN ST FACADE
MODERN WAREHOUSE TYPOLOGY / ADAPTIVE REUSE



PRELIMINARY DESIGN ITERATION

ANDREW AVE. FACADE
MODERN WAREHOUSE TYPOLOGY / ADAPTIVE REUSE



CONTEXTUAL APPROACH



SINGLE FAMILY HOME TYPOLOGY

- LOWER HEIGHT
- COVERED FRONT PORCH
- ARCHITECTURAL DETAILS
- SETBACK TO RESPECT RESIDENTIAL CONTEXT
- LANDSCAPE

CONTEXTUAL APPROACH



DESCENDING
HEIGHT

LOW DENSITY NEIGHBORHOOD

- LOWER BUILDING HEIGHT
- DESCENDING MASS
- PERMEABLE CORNER
- RESIDENTIAL PUBLIC REALM

ATTACHMENT C: Property and Vicinity Photos



Property at 1518 S Main containing a closed restaurant being used to package food items.



The Main Street Motel at 1530 S Main Street



Street view looking north along Main Street



Duplex at 1515 S Richards & back of Main Street Motel



Duplex at 1515 S Richards Street – 1 of 2 duplexes



Existing alley through the properties - to be vacated



Richards Street – Gated off at near project area.



Existing duplex at 1515 S Richards – 1 of 2 duplexes



Back of duplex at 1515 S Richards



Existing dwelling at 1540 S Main – to be removed



Existing dwelling at 1546 S Main – to be removed

ATTACHMENT D: Housing Loss Mitigation Report

A copy of the Housing Loss Mitigation report, as required per Title 18.97 of City Code, signed by Blake Thomas, Director of Community & Neighborhoods on July 6, 2022, is included on the following pages of this report.



Housing Loss Mitigation Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

1550 S Main St. Assemblage - Zoning Map Amendment 1518, 1530, 1540, 1546 S Main Street and 1515 S Richards Street *Petitions PLNPCM2021-01191 & PLNPCM2022-00065*

PROJECT DESCRIPTION

Existing Conditions

Urban Alfandre is requesting that the City amend the zoning map and master plan for seven (7) contiguous property parcels located at 1518, 1530, 1540, 1546 S Main Street and 1515 S Richards Street respectively. The applicant's zoning amendment requests for the properties are as follows:

- 1518, 1530, 1540, 1546 S Main Street
 - **CC – Corridor Commercial** to **FB-UN2 – Form Based Urban Neighborhood**
- 1515 S Richards Street
 - **R-1/5,000** to **FB-UN2 – Form Based Urban Neighborhood**

The R-1/5000 property at 1515 S Richards contains two (2) duplexes. The City recognizes a total of four (4) existing housing units on this property per the Zoning Certificates on file. The properties at 1540 and 1546 S Main Street respectively contain one single-family dwelling each.



Through this proposal, a total of six (6) existing housing units would be removed from the overall site. The intent would be to combine all parcels as well as the alley into one cohesive parcel under the new zoning in order to develop a mixed use development on the site. If the zoning map amendment request is approved, the applicant intends to replace the houses with new dwelling units within a multi-family/mixed use building. The site design of the new dwelling units is to be determined and submitted to the City on a later date.

Proposed Zoning Map Amendment

Nearly all of the City's zoning districts allow some type of nonresidential uses, including the FB-UN2 zoning district. There is not a requirement in the FB-UN2 zone to include residential uses in new developments so essentially a development that includes no residential uses would be allowed. Because these applications are "petition(s) for a zoning change that would permit a nonresidential use of land," a Housing Loss Mitigation Plan is required. Housing Loss Mitigation Plans are reviewed by the city's Planning Director and the Director of Community and Neighborhoods. The plan includes a housing impact statement and a method for mitigating residential loss. To address section 18.97 of the Zoning Ordinance, the applicant intends to build *replacement housing* as their mitigation plan for rezoning the property. As a condition of approval, the applicant will either enter into a development agreement with the City or submit a land use application to develop the property that includes the replacement of the lost unit. If the applicant chooses to submit a land use application, the effective date of the associated zoning amendment ordinance would be triggered by the approval of that development application or building permit to build the replacement dwelling.

Attachments

A. Site Photos

HOUSING IMPACT STATEMENT (Applicant and Staff narrative)

Introduction

Urban Alfandre is petitioning to rezone five parcels located at 1518, 1530, 1540, 1546 S Main Street and 1515 S Richards Street for re-development. Currently the properties are home to an older motel, 3 single family residences, and a "snack factory" (former restaurant being used to package convenience food items for resale elsewhere). The parcels are currently zoned as CC with the exception of 1515 S Richards St, which is zoned as R-1-5000. Urban Alfandre plans to construct a multi-family mixed use building which will provide additional housing for the area and new spaces for local retail or restaurant tenants

Housing Mitigation Ordinance Compliance

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;

Three of the 5 current parcels have single family residences, but the rezone would add a significant number of new residents to the neighborhood. The residential character of the area would be enhanced by the rezone.

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

- a. *1540 S Main St has one unit that will be targeted for demolition*
- b. *1546 S Main St has one unit that will be targeted for demolition*
- c. *1515 S Richards St has 4 units of housing that will be targeted for demolition.*

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;

- a. *1540 S Main St - According to Salt Lake County Records, the building and land are worth \$210,700*
- b. *1546 S Main St - According to Salt Lake County Records, the building and land are worth \$221,900*
- c. *1515 S Richards St - According to Salt Lake County Records, the building and land are worth \$358,900*

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**

1515 S Richards St is the only parcel currently zoned for strictly residential and is 7840 SF. However, with the rezone that we are seeking, all the combined parcels area would be zoned for residential mixed use. The new total area that could be used for residential would be increased to 77,101 SF.

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

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

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

Per the applicant:

Urban Alfandre would propose to mitigate the residential loss by building replacement housing on the same parcels. The proposal would include over 200 new apartments.

The petitioner chose option A, which addresses the change in zoning by providing replacement housing if the zoning map amendment is approved. Either a development agreement or approval of a land use or building permit application (that replaces the demolished unit) will be required as a condition of zoning amendment approval. Any proposed development agreement would be reviewed by the Salt Lake City Attorney's Office and the City Council.

FINDINGS

The petition to rezone the properties at 1518, 1530, 1540, 1546 S Main Street and 1515 S Richards Street from CC and R-1/5000 to FB-UN2 is not anticipated to have a negative impact on the City's existing housing stock. While the petitioner has proposed demolishing a total of six (6) existing housing units, they plan to add additional housing units to the property. The petitioner will be legally required to replace the demolished units either through a development agreement or through approval of land use or building permit application.

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 a satisfactory manner with the Housing Loss Mitigation standards outlined by Title 18.97



Blake Thomas
Director of Community and Neighborhoods

Date: July 6, 2022



Subject Property – 1515 S Richards – Duplex 1



Subject Property – Duplex 1 – Back view



Subject Property – 1515 S Richards – Duplex 2



Both duplexes at 1515 S Richards Street shown



Subject Property – 1540 S Main Street - SFD



Subject Property – 1546 S Main Street - SFD

ATTACHMENT E: Zoning District Comparison

CC (Corridor Commercial District)

Purpose Statement: The purpose of the CC Corridor Commercial District is to provide an environment for efficient and attractive commercial development with a local and regional market area along arterial and major collector streets while promoting compatibility with adjacent neighborhoods through design standards. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office and residential. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. This district is appropriate in areas where supported by applicable master plans. The standards are intended to promote a safe and aesthetically pleasing environment to all users.

R-1/5000 – Single-Family Residential

Purpose Statement: The purpose of the R-1/5,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) 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.

FB-UN2 – Form Based Urban Neighborhood

Purpose Statement: The purpose of the form based districts is to create urban neighborhoods that provide the following:

1. People oriented places;
2. Options for housing types;
3. Options in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located near mass transit;
4. Transportation options;
5. Access to employment opportunities within walking distance or close to mass transit;
6. Appropriately scaled buildings that respect the existing character of the neighborhood;
7. Safe, accessible, and interconnected networks for people to move around in; and
8. Increased desirability as a place to work, live, play, and invest through higher quality form and design.

Context Description: The form based districts are intended to be utilized in areas with the following characteristics:

1. **Street, Block, And Access Patterns:** A regular pattern of blocks surrounded by a traditional grid of streets that provide mobility options and connections for pedestrians, bicyclists, and automobiles. Blocks include sidewalks separated from vehicle travel lanes by a landscaped park strip. Front yards are landscaped or include active, outdoor uses.
2. **Building Placement And Location:** Residential buildings are generally located close to the sidewalk with a small, transitional, semipublic space, such as a landscaped front yard, that is consistent along the block face. Buildings along arterials are located close to the sidewalk with parking to the side or rear of building.

3. **Building Height:** Building heights on local streets are relatively low and consistent with existing building heights with little variation. Buildings located on arterial streets are generally taller.
4. **Mobility:** A balance between pedestrians, bicyclists, transit riders, and motorists exist in the area, and residents are well connected to other parts of the city.

Intent Of Form Based Districts:

1. **Statement Of Intent:** Form based districts are intended to provide zoning regulations that focus on the form of development, the manner in which buildings are oriented toward public spaces, the scale of development, and the interaction of uses within the city. Form based districts provide places for people to live, work, and play within a close proximity. Regulations within form based districts place emphasis on the built environment over land use.

2. **How To Use This Chapter:** Form based districts emphasize the form, scale, placement, and orientation of buildings. Each subdistrict includes a table of permitted building forms and specific development regulations for each building form. The first step is to identify which subdistrict the property is located in, and then identify what building forms are permitted, and finally what standards apply to the specific building form. All new developments and additions to existing buildings shall comply with the specific requirements of this chapter. (Ord. 23-16, 2016)

FB-UN2 urban neighborhood 2 subdistrict: Generally includes buildings up to four (4) stories in height, with taller buildings located on street corner parcels, which may contain a single use or a mix of commercial, office, and residential uses. Development regulations are based on building type, with the overall scale, form, and orientation of buildings as the primary focus.

Zoning District Comparison Table – CC and R-1/500 versus the proposed FB-UN2

Parameter	CC Zone	R-1/5000	FB-UN2 - Proposed
Allowed Uses	Multi-family and mixed use developments, gas stations, alcohol uses, animal cremation, art gallery, food production, various commercial retail and service uses, assisted living and support uses, boarding house, funeral home, crematoriums, motel uses, offices, school uses, commercial parking, recreation, storage uses, movie theater, automobile sales, service, repairs and rentals among others.	Mostly single-family detached uses. Multi-family and commercial uses are not allowed. Some government and municipal and school uses allowed as conditional.	Dwellings to include single, multi-family and others, mixed use developments, alcohol uses, various commercial retail and service uses, assisted living and support uses, assisted living and support uses, boarding house, funeral home, clinic and medical uses, motel uses, offices, school uses and others.

Maximum Building Height	30-feet by right 45-feet through Design Review	28-feet to ridge for pitched roofs or 20-feet for flat roofed buildings.	50-feet for a multi-family or mixed-use form. A variety of other uses are allowed and the height limit varies. In the absence of a specific development proposal, the applicant could build any of the allowed uses under the new zoning if it were to be approved.
Front/Corner/Side/Rear Yard Setbacks	Front and corner side yards: 15 feet Interior side – None Rear yard: 10 feet	Front: 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. Interior side: Corner lots – 4-feet Interior side for Interior lots – 4 feet on one side and 10 feet on the other. Rear yard: 25% of lot depth or 20-feet, whichever is less.	No minimum on front and corner side. Maximum 10 feet. Side: 15-feet along a side property line that that abuts a residential zoning district less than 35-feet otherwise none. Rear: Minimum 20 feet along rear adjacent to residential less than 35-feet.
Required Build to Line	Not applicable	Not applicable	Minimum of 50% of street facing facade shall be built to the minimum setback line
Upper Level Step Back	None required	Not applicable.	Buildings shall be stepped back 1 additional foot for every foot of building height above 30' along a side or rear property

			line adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less, unless the building is set back from the property line 45' or more.
Buffer Yard	Required if abutting single-family residential Specific landscaping requirements and trees are required.	Not applicable.	No specific buffer required but a 20 foot rear yard is required and upper building step backs are required when located adjacent to residential.
Lot Size	Minimum 10,000 SF	5,000 SF but cannot exceed 7,000 SF	4,000 SF
Minimum Lot Width	75-feet	Not specified	30-feet
Landscaped Yards	15-feet required on all front and corner side yards. Additional landscaping required is if additional building height is allowed.	Required yards must all be maintained as landscaped yards.	Open Space Area: A minimum of ten percent (10%) of the lot area must be open space area which may include landscaped yards, patio, dining areas, common balconies, rooftop gardens, and other similar outdoor living spaces.
Off Street Parking & Loading (21A.44.030)	The CC zone requires the following for multi-family uses: 2 parking spaces for each dwelling unit containing 2 or more bedrooms 1 parking space for 1 bedroom and efficiency dwelling 1/2 parking space for single room occupancy dwellings (600 square foot maximum) Additional parking will be required for the commercial	Two parking spaces for each single-family residences. Additional spaces required for other uses when allowed.	No parking minimum specified or required.

	aspects of the project. This varies depending on the use.		
<p>General Design Standards:</p> <ul style="list-style-type: none"> • Ground floor uses • Percentage glass • Building materials • Entrance Requirements • Balconies • Open space requirements 	<p>No general design standards or requirements if building to 30-feet. If requesting Design Review, additional elements may be requested.</p>	<p>None specified for commercial or multi-family as they are not allowed.</p>	<ul style="list-style-type: none"> • Ground floor uses required • 60% of ground floor facing façade must be glass • 15% on all upper floors on street facing facades. • 70% of any street facing building facade must be clad in high quality, durable, natural materials • Specific entrance requirements based on building type. • Balconies required on all street-facing units • Open Space Required: A minimum of ten percent (10%) of the lot area must be open space area.

ATTACHMENT F: Review Standards

MASTER PLAN AMENDMENTS

State Law, Utah Code Annotated, Title 10 Chapter 9a, requires that all municipalities have a master plan. However, there is no specific criteria relating to master plan amendments. The City does not have specific criteria relating to master plan amendments. However, City Code Section 21A.02.040 – Effect of Adopted Master Plans or General Plans addresses this issue in the following way:

All master plans or general plans adopted by the planning commission and city council for the city, or for an area of the city, shall serve as an advisory guide for land use decisions. Amendments to the text of this title or zoning map should be consistent with the purposes, goals, objectives and policies of the applicable adopted master plan or general plan of Salt Lake City. (Ord. 26-95 § 2(1-4), 1995)

In this case, the master plan is being amended in order to provide consistency between the Central Community Master Plan and the proposed zoning designation of the subject properties. Specifically, the request facilitates a rezoning of the property to a district that will allow different uses on the property. State Law does include a required process in relation to a public hearing and recommendation from the Planning Commission in relation to a master plan amendment. The required process and noticing requirements have been met.

ZONING MAP AMENDMENTS

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

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;

The applicant is seeking a zoning map amendment to redevelop the larger site for a mixed-use/multi-family type development. In addition, a master plan amendment is being sought because the proposed zoning amendment is not consistent with the future land use map in the Central Community Master Plan.

Plan Salt Lake

The proposed changes are supported by the general principals and initiatives found in Plan Salt Lake. The proposed zoning amendment is also in line with growth and housing goals outlined in the city's 5-year housing plan, Growing SLC. These goals include increasing medium density housing and providing more housing types and options in terms of unit size and price while directing growth to areas with existing infrastructure. At the same time, the proposal conflicts with policies aimed at the preservation of existing neighborhoods and discourages the expansion of multi-family uses in areas that are predominantly low-density or single-family in nature.

Community Plan and Small Area Plan

The proposed amendments are in line with some of the goals and policies in the Central Community Master Plan and in conflict with others. In addition, the City is currently developing a new plan for this area, the Ballpark Station Area Plan. That plan has not yet been adopted but is important to note in the overall big picture for the area.

Overall, Staff finds that the proposed amendments are consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents.

2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.

The proposal helps to foster the city's residential development by allowing additional housing options to be established. The proposal would help to promote the convenience, order, prosperity and welfare of the present and future inhabitants. The proposal helps to implement aspects of the City's adopted plans and policies as discussed above.

21A.02.030 Purpose and Intent

The proposal supports the purpose and intent of the Zoning Ordinance as stated in Title 21A.02.030. The proposal helps to foster the city's residential development by allowing additional housing options to be established. The proposal helps to implement aspects of the City's adopted plans and policies

Zoning District Purpose

The proposal would support the purposes of the proposed FB-UN2 zoning district by helping to create people oriented places, creating options for housing and commercial spaces and promoting higher quality form and design.

21A.50.010 Purpose Statement – Amendments

The general purpose statement for amendments which includes zoning map amendments codified in Chapter 21A.50-010 follows:

The purpose of this chapter is to provide standards and procedures for making amendments to the text of this title and to the zoning map. This amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy.

The proposal is intended to facilitate redevelopment of a site for additional housing and commercial spaces that will benefit the neighborhood and City. While the requested change could arguably be cast in the light of "benefitting the developer", in the big picture of City needs and policies, the zoning change is justified. Staff finds that the proposed changes are not in conflict with the purpose statement for amendments as highlighted above.

3. The extent to which a proposed map amendment will affect adjacent properties;

Concerns have been raised through the public outreach process in relation to the impact of the zone change on adjacent properties This is discussed further in the Key Considerations section of this report under *Consideration 2: Neighborhood Compatibility & Anticipated Impacts* and also in *Consideration 3: Consideration of Alternate Zoning Districts*.

While staff finds that while the proposed zoning change could lead to additional impacts on neighboring properties, it is not substantially more than what could be experienced if the property was re-developed under the current zoning allowances in place.

4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;

The property is not located within an overlay district. This standard is not applicable.

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.

In the absence of a specific development proposal, few comments were provided by other City Divisions and Department. Comments from other City Departments and Divisions are included in [Attachment H](#).

The city has the ability to provide services to the subject property. The existing infrastructure may need to be replaced or upgraded at the owner's expense in order to meet specific City requirements. If the rezone is approved, any new use will need to comply with the applicable requirements for redevelopment of the site. Public Utilities and other departments will review any specific development proposals submitted at that time and additional comments and requirements may apply to that development proposal.

ALLEY VACATIONS

14.52.020: Policy Considerations for Closure, VACATION or Abandonment of City Owned Alleys: *The City will not consider disposing of its interest in an alley, in whole or in part, unless it receives a petition in writing which demonstrates that the disposition satisfies at least one of the following policy considerations:*

- A. Lack of Use: The City's legal interest in the property appears of record or is reflected on an applicable plat; however, it is evident from an on-site inspection that the alley does not physically exist or has been materially blocked in a way that renders it unusable as a public right-of-way.*
- B. Public Safety: The existence of the alley is substantially contributing to crime, unlawful activity or unsafe conditions, public health problems, or blight in the surrounding area.*
- C. Urban Design: The continuation of the alley does not serve as a positive urban design element.*
- D. Community Purpose: The Petitioners are proposing to restrict the general public from use of the alley in favor of a community use, such as a neighborhood play area or garden.*

Policy Considerations the Applicant is Proposing to Meet:

Policy Consideration C – **Urban Design**

Policy Consideration B – **Public Safety**

The policy consideration of Urban Design and Public Safety are the driving factors for this request. The applicant argues that the alley does not contribute as a positive urban design element and that the property would be better used as part of their future development. The applicants also argue that the alley contributes to crime in the area. Although no substantive reports in support of the alley contributing to crime have been provided, officers from the SLCPD in community meetings have reported that the motel property in general and the alley serves as a problem area in the community. The applicants' narrative found in [Attachment C](#) outlines the reason for the request.

Chapter 14.52.030 specifies that *"The petition must bear the signatures of no less than seventy five percent (75%) of the neighbors owning property which abuts the subject alley property;"* The applicant's petition has received signatures from six (6) of the eight (8) property owners who abut the alley.

Finding:

Staff finds that at least one policy consideration has been sufficiently met in order to process the petition and that the 75% petition signature and noticing requirements have been met.

Salt Lake City Code, Section 14.52.030B: Processing Petitions – Public Hearing and Recommendation from the Planning Commission.

Upon receipt of a complete petition, a public hearing shall be scheduled before the Planning Commission to consider the proposed disposition of the City owned alley property. Following the conclusion of the public hearing, the Planning Commission shall make a report and recommendation to the City Council on the proposed disposition of the subject alley property. A positive recommendation should include an analysis of the following factors:

Factor	Finding	Rationale
<p>1. The City Police Department, Fire Department, Transportation Division, and all other relevant City Departments and Divisions have no objection to the proposed disposition of the property;</p>	<p>Complies</p>	<p>Staff requested input from pertinent City Departments and Divisions. Comments were received from Public Utilities and Engineering. The Engineering Department does not support the request while Public Utilities has no objections. Part of the objections of Engineering concerned the possible location of utilities underground in the alley. Public Utilities indicated that there may be some water lines but did not have concerns. Since the site consists of multiple parcels to be combined, the issue of utilities and any required relocation will be dealt with on an individual development proposal under consideration.</p> <p>Individual department comments are included in Attachment H.</p>
<p>2. The petition meets at least one of the policy considerations stated above;</p>	<p>Complies</p>	<p>The proposed alley closure satisfies at least one policy consideration in order for the petition to be processed.</p>
<p>3. The petition must not deny sole access or required off-street parking to any adjacent property;</p>	<p>Complies</p>	<p>Vacation of the alley would not impact parking or sole access to any property. The applicant owns or has under contract the majority of the parcels that abut the alley and is looking to integrate the alley property into a future development.</p>
<p>4. The petition will not result in any property being landlocked;</p>	<p>Complies</p>	<p>No properties would be rendered landlocked by this proposal.</p>
<p>5. The disposition of the alley property will not result in a use which is otherwise contrary to the policies of the City, including applicable master plans and other adopted statements of policy which address, but</p>	<p>Complies</p>	<p>The petitioner is requesting the vacation of a platted segment of alley in order to incorporate the property into a new development for the property. There is no identified future use or need for the alley.</p> <p>City documents and policies do not speak to the future use or closure of alleys in this area</p>

which are not limited to, mid-block walkways, pedestrian paths, trails, and alternative transportation uses;		of the City. Closing of the alley will not result in uses that are contrary to any City policy.
6. No opposing abutting property owner intends to build a garage requiring access from the property, or has made application for a building permit, or if such a permit has been issued, construction has been completed within 12 months of issuance of the building permit;	Complies	No abutting property owners have opposed the alley vacation. No applications for a permit have been made.
7. The petition furthers the City preference for disposing of an entire alley, rather than a small segment of it; and	Complies	The applicant is requesting closure of an existing alley. The continuation of the alleyway to the north is intact and not a part of this petition. The subject alley does not pass fully through the block between Andrew Avenue and Van Buren so it is essentially a segment of alley. Since there is no continuation to the alley, for all intents and purposes this remaining segment would act as an “entire alley” so this factor has been met.
8. The alley is not necessary for actual or potential rear access to residences or for accessory uses.	Complies	The alley is not necessary to access the rear of the existing residences.

The petition generally meets the policy considerations and factors considered for an alley vacation. While the Engineering Department indicated that they opposed the request, their objections did not take into account the overall re-development of the site which will likely necessitate the relocation or removal of all utilities on the existing site. As such, Planning Staff is recommending that the Planning Commission forward a positive request to City Council for the Alley Vacation.

ATTACHMENT G: Public Process & 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 applications were submitted:

- February 9, 2022 – The Ballpark Community Council and Midtown District Community Council were sent the required 45-day notice for recognized community organizations. The letter included information about the Online Open House being held during the comment period.
- February 9, 2022 - Property owners and residents within 300 feet of the development were provided early notification of the proposal. The notice included information about the Online Open House.
- February 9, 2022 – The project was posted to the Online Open House webpage. The Open House webpage was online from February 9, 2022 until March 30, 2022.
- March 3, 2022 – Staff attended an online meeting held by the Ballpark CC in order to answer questions about the project and required processes.
- May 23, 2022 – Staff sent out a notice postcard to all property owners and residents within 300 feet of the development informing them of changes to the proposal, specifically that the request for a text amendment to allow additional building height was no longer being proposed by the applicant.

Notice of the public hearing for the proposal included:

- July 14, 2022
 - Public hearing notice signs posted on the properties
- July 14, 2022
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

Staff received approximately 25 comments via email about the proposal as well as an official letter from the Ballpark CC and one other letter from the community. The redacted comments received as well as any letters are included on the following pages of this report.

The majority of comments indicated opposition to the proposed rezoning. It should however be noted that the comments received came in relation to the original proposal which has since been revised by the applicant. This does not represent a dismissal of public comments by Staff, it is merely intended as a notation that the proposal did change between when the comments were made and the final version was being considered by staff. This is explained in more detail below.

As a general theme, while most residents agreed that the current motel and properties created issues in the community with crime and other activities, and that a change would be welcomed, there was concern about the proposed height and scale of any future development on the site. It should be noted that the original proposal included a text amendment to the FB-UN2 district allow an additional 15-feet of building height on these properties up to 65-feet. The applicant has

since modified the proposal and eliminated the request for additional building height. The current proposal is for FB-UN2 as it exists which would allow development up to 50 feet in height.

On May 23, 2022, Planning Staff sent out a supplemental notice postcard to all property owners and residents with 300-feet of the subject properties informing them of changes to the proposal and the elimination of the request for additional height. Staff received two (2) additional emailed comments in support of the revised request, both in support of the proposal.

Public Comments and Letters Received by Planning Staff

The following pages contain the letters and email comments received by Planning Staff in relation to this proposal.



March 30, 2022

To David Gellner and Members of the Planning Commission:

On behalf of the Board of the Ballpark Community Council, I am writing to **express our opposition** to the proposals to:

(1) rezone the properties that comprise the 1550 S. Main Street Assemblage—the seven contiguous properties that include the current Main Street Motel: 1518, 1530, 1540, 1546 S Main Street and 1515 S Richards Street to FB-UN2 with additional height (PLNPCM2021-01191), and

(2) amend the Master Plan to change the future land use on the Central Community Master Plan. (PLNPCM2022-00065)

We support the third proposal for an alley vacation (PLNPCM2022-00086), a request to vacate and close the platted alley to incorporate the area as private property. This proposal is essentially irrelevant at present, as the alley has been gated and closed for years. But until this area of the Ballpark neighborhood can be made safe, we support continuing to close off the alley. The alley borders the properties that host the notorious Main Street Motel, which over the past several years has been a public safety blight on our neighborhood. Most recently, this past Thursday, March 24th the Main Street Motel was the site of a standoff between Salt Lake Police SWAT and John Fraire, an armed suspect with warrants issued for his arrest. Unfortunately, this is not the only time armed fugitives have used the surrounding alleys to evade police in this year alone.

We are also concerned that when the Ballpark Community Council reached out to Urban Alfandre in August and September 2021 about the possibility of submitting a joint Capital Improvement Project to improve the alley adjacent to their planned project Gabbot's Row, 40 units of housing a block north of their current proposal, the developer declined.

As community advocates, of course we want to see the Main Street Motel gone, but asking us to choose between that motel and a 65-foot 2-acre monolith of rental units built up to the sidewalk is a false choice.

The Ballpark Community Council hosted the applicant, Stephen and James Alfandre from Urban Alfandre at the joint Ballpark/Central 9th Community Council meeting, held over Zoom on Thursday, March 3, 2022. Over 40 community members attended to learn about the proposal. Following the meeting, a discussion and vote was held among the members of



the Board of the Ballpark Community Council, with the majority opposing the proposal. Several community members have reached out to Board members, with the vast majority also opposing the rezone. Community and Board members share common concerns: that the height of 65 feet is out of scale with anything else on the block, and eliminating side and front yard setback requirements would remove possible greenspace and not serve the public interest. One community member documented housing recently constructed in Salt Lake City built up to the sidewalk, noting it as an example of a negative pedestrian experience we wouldn't want replicated in our own neighborhood (see photos).

The proposed height of the rezone is out of scale with what is described in **the Central Community Master Plan's** subsection on "the People's Freeway neighborhood" (what the Ballpark neighborhood was officially called at the time this Master Plan was approved). The Master Plan specifies that the area "between 1300 and 1700 South from 200 West to Main Street" as being Medium/High-Density Residential... "Medium/high-density residential areas have multi-story residential structures built at a mid-rise level of three to four stories." Three to four stories is consistent with the current zoning of Commercial Corridor, not with allowing buildings up to 65 feet. The Master Plan also states in a subsection labelled "Issues within the Peoples Freeway neighborhood, Residential" that a goal should be to "improve infrastructure and landscaping of commercial and industrial areas." Removing setback requirements and therefore removing landscaping—what the applicant is proposing and what would be allowed in FB-UN2—is completely incompatible with the stated goal of improving landscaping.





While the Ballpark Station Area Plan is still being revised and reviewed, these proposed new heights are in conflict with the current draft of the Station Area Plan. In it, "The Main Street Character Area is defined by the presence of small local businesses, a generally pleasant pedestrian and bike environment, and medium-density residential buildings. New development should focus on maintaining the scale, walkability, and bikeability of the neighborhood." The 65-foot tall building proposed in this project would be several stories taller than anything currently located on Main Street between 1300 South and 1700 South, therefore, would not be maintaining the scale. Would this therefore mean that all other properties in the Main Street Character area would be compared to a new 65-foot building? We certainly hope not.

During the public engagement sessions for the Station Area Plan, Ballpark residents learned that according to the 2019 Salt Lake City Public Lands Needs Assessment, much of the Ballpark Station Area is identified as a High Need area. Central City's level of service is 2.8 park acres per 1,000 population, as compared to a city-wide level of service of 3.5 city-owned and managed park acres per 1,000 population. Any further reduction in our neighborhood's greenspace would not serve the public interest. Front and side yards are part of greenspace. Peer-reviewed academic research suggests that front yard spaces are the most important spaces for neighbors to socialize and community-build. For example, in "Importance of the Residential Front Yard For Social Sustainability: Comparing Sense of Community Levels in Semi-private-public Open Spaces" by Abu Yousuf Swapan, Joo Hwa Bay, and Dora Marinova, published in *Journal of Green Building*, front yards were rated as the most important outdoor space out of 13 possible outdoor spaces in response to the question, "In a comfortable weather condition, in which outdoor spaces do you most get to know other people within your neighborhood?"

The study concludes that front yards act as semi-private-public spaces where people enjoy important activities and their physical design should accommodate the need for social interactions, identity creation, and the development of a sense of community.

Given the high level of renter-occupied properties in the Ballpark neighborhood (85% compared to 15% of owner-occupied properties), there is a high degree resident turnover and forming long-lasting social bonds between neighbors can be challenging. Providing opportunities to develop a sense of community is very important to invested neighborhood residents, and in no way do we want to endorse reducing the physical spaces in the Ballpark neighborhood where those interactions happen. We also encourage our Planning Division and elected officials to see the benefit in incentivizing missing middle owner-occupied housing. Continuing to fill the Ballpark neighborhood with a disproportionate amount of rental housing units will in turn continue to politically disenfranchise the neighborhood.



As a community, we echo fundamental concerns about the FB-UN2 zone expressed by other community advocates, Cindy Cromer of the Central City neighborhood and Paul Johnson of the Central 9th neighborhood:

“The FB-UN2 zone is dysfunctional and should not be used anywhere. This rezoning would be a huge gift to the property owner. In return, the City would gain an increased tax base and more market rate housing. Those gains would occur at the expense of the surrounding small-scale investors, otherwise known as homeowners.” – Cindy Cromer

“FB-UN2 started as an experiment in what is now the Central 9th neighborhood of Salt Lake City... and has proven to be flawed and unhealthy for the vibrant community we strive to achieve in Central 9th. As with any experiment at some point you must evaluate the results, fix problems, and address unintended consequences which become recognizable over time...FB-UN2 allows too much by right and removes the community from most planning discussion or participation, discourages greenspace, and is proposed to be made potentially even denser/taller if the proposed Affordable Housing Incentives program is implemented as described. The proposed overlay would allow up to 3 additional stories, meaning an 8-story building could be built by right in FB-UN2 zoned areas.” – Paul Johnson

Finally, if a rezone were to occur despite our objections and the objections of other community members, it absolutely should be tied to a developer agreement. By rezoning this property, the city would essentially be endowing it with substantially greater monetary value. In exchange for hosting more density, the City and the surrounding neighborhood should receive public benefits like green space, family units, affordability, and/or ground floor commercial space with genuine streetscape engagement that would serve as legitimate community spaces—not merely ground floor laundry rooms, private gym space, a rental office, bike storage, mail rooms, etc.

Thank you for including the Ballpark Community Council’s input on this proposal. As community member Sach Combs stated during our March Community Council meeting, we would challenge the developer to accomplish their goals while still meeting the current zoning on the properties.

Sincerely,

A handwritten signature in blue ink that reads "Amy J. Hawkins".

Amy J. Hawkins, Chair of the Ballpark Community Council

Dear Mr. Gellner:

March 30, 2022

We the undersigned are against the rezone of the Main Street Motel and surrounding properties. We are composed of long-term residents who desperately want the hotel redeveloped but are very concerned about the developer's request to change the rezone. Below are our shared beliefs:

1. Zoning Map Amendment and Master Plan Amendment – **Opposed**. We feel that the current Commercial Corridor zoning is still the most appropriate size and scale for this area. We are opposed for the following reasons:
 - a) Although the Ballpark Area Station Master Plan has not been officially adopted by the City, it is expected to be adopted. This proposal does not meet the definition of the Main Street Character Area for medium density residential buildings and for maintaining the "scale, walkability, and bike ability of the neighborhood". Furthermore, the proposal does not meet the definition of Future Land Use Area Descriptions for this specific part of the Main Street Area. "The area between Major Street and the recently down-zoned residential area should be considered for redevelopment into a medium density area that utilizes current building scale and massing to guide future development. New buildings in the area should be considered for redevelopment at a scale comparable to the surrounding area with front doors on Main Street, stoops, and yards."
 - b) The proposed development has single-family homes on the entire south boundary of the property, both on Main Street and on Van Buren Avenue. The boundary on the north is also single family residential on Andrew Avenue, other than the Faith

Pentecostal Church, which is most of the west boundary of the development. The development would directly affect these residences; imagine having an apartment building next to your single-family home that is three times the size of your home.

c) We strongly opposed the rezone because it would eliminate setbacks. The combination of no setbacks and a 65-foot building in a residential neighborhood is concerning. Andrew's Avenue (the north side of the project) has a tiny sidewalk/park strip and with zero setback we believe this side of the street would lose all walkability. The Ballpark district is already lacking in greenspace and has less greenspace than anywhere in the city. Setbacks not only provide green space but allow for people to gather and for retail space to offer services outdoors.

d) Other new developments on Main Street (including the M15 townhomes Main Street and Kensington Avenue and the Moda on Main townhomes at 1566 S. Main Street) have been able to create good, attractive and viable new developments including both setbacks and garages, within the existing CC zoning.

2. **Alley Vacation – In Favor.** The undersigned feel that the alley is unknown, unused, and already inaccessible. It has been blocked and essentially abandoned for years. The alley should be vacated by the City and any utility right-of-ways should be abandoned if the utilities are moved underground for this or other future development of this parcel.

Thank you for including the Ballpark community members' input on this proposal.

Sincerely,

Clayton Taylor & Shelby Mecham
(Homeowners)

██████████ Richards Street

Terrell Bodily, (former Homeowner/now
renting)

██████████ S. Richards Street

Thomas Lee Jennings & Pat Jennings
(Homeowners)

██████████ Richards Street

Brian S. Whaley, (Homeowner)

██████████ Merrimac Avenue

Timothy Jennings-Hill (Homeowner)

██████████ Richards Street

Pablo Dario Pinet (Homeowner)

██████████ Richards Street

Kimberly Atwood, (Homeowner)

██████████ Richards Street

Viviana Ramírez, (Homeowner)

██████████ Richards Street

Kelley Morgan (Homeowner)
██████████ ██████████ ██████████ ██████████ St SLC 84115

GEORGE SCOTT RUSTER (HOME OWNER)
██████████ S. Jefferson St, SLC 84115

Gellner, David

From: Amy J. Hawkins <[REDACTED]>
Sent: Thursday, March 24, 2022 4:52 PM
To: Stephen Alfandre
Cc: James Alfandre; Gellner, David; Midtown District
Subject: (EXTERNAL) Re: Main street motel rezone - ballpark letter of support

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Stephen,

Thank you for reaching out and hosting a community engagement session. I have polled the Board of the Ballpark Community Council, and this proposal doesn't have majority support among the Board members. Therefore, we can't provide you with a letter of support.

Two of the six community members who attended your community engagement session contacted me after the session to express their opposition to the rezone proposal. They expressed concerns about both increased height and the elimination of setback requirements in FB-UN2 zoning.

I agree with the residents who believe that eliminating setback requirements would be unfortunate for all of the properties that would be included on this re-zone, and I think it would also set an unfortunate precedent for Main Street. Our neighborhood already has the least amount of greenspace in Salt Lake City, and I don't believe that any further reduction in our neighborhood's greenspace serves the public interest. Front and side yards are part of greenspace. Peer-reviewed research suggests that front yard spaces are the most important spaces for neighbors to socialize and community-build. For example, in "Importance of the Residential Front Yard For Social Sustainability: Comparing Sense of Community Levels in Semi-private-public Open Spaces" front yards were rated as the most important outdoor space out of 13 possible outdoor spaces in response to the question "In a comfortable weather condition, in which outdoor spaces do you most get to know other people within your neighborhood?"

The study concludes that front yards act as semi-private-public spaces where people enjoy important activities and their physical design should accommodate the need for social interactions, identity creation, and the development of a sense of community.

Providing opportunities to develop a sense of community is very important to our neighborhood residents, and in no way do we want to endorse reducing the physical spaces in the Ballpark neighborhood where those interactions happen.

Best regards,

Amy J. Hawkins, PhD
Chair, Ballpark Community Council
[facebook.com/BallparkCC/](https://www.facebook.com/BallparkCC/)

As per official University of Utah guidance, please note: I am Amy J. Hawkins; I am a Ph.D.-trained researcher and full-time faculty member at the University of Utah School of Medicine in the Department of Biochemistry, but I am writing on my personal behalf and not on behalf of the university.

On Mon, Mar 21, 2022 at 2:16 PM Stephen Alfandre <[REDACTED]> wrote:
Amy,

We had a very productive community work-session on Thursday of last week. 6 neighbors/property owners showed up to give input into our plans (see attached sign-in sheet below).

The main requests from the community are as follows:

- Encourage outdoor dining and a great pedestrian experience with the retail
- Parking - make sure there is sufficient off-street parking
- Neighborhood character sensitivity - make sure to be sensitive to the houses to the south fronting Van Buren street and add appropriate scale to transition to the larger massing.

We didn't get much pushback on the height. We showed a map of the area with the 7 story building fronting main (where Penny Ann's cafe is) and we showed the projected height of the new ballpark area plan and how we will be lower in height than both of those bookends. It seemed as though creating a great retail/pedestrian experience and off-street parking were the two main desires.

Many of the attendees really wanted retail fronting main street to bring more eyes and activity to the street and to bring more customers to the area to help the existing businesses.

James and I plan to incorporate all of these comments into a development agreement that requires us to fulfill these wishes which won't happen until the City Council stage. We aren't required to do this but we are voluntarily electing to add these features to make a better development for the community.

We are writing to request a letter of support from the Ballpark Community Council. Is this something you can provide? We are happy to meet with you to discuss these plans in greater detail.

Stephen

--

Stephen Alfandre
Founding Principal - Urban Alfandre



Gellner, David

From: B Davis <[REDACTED]>
Sent: Wednesday, March 30, 2022 10:14 AM
To: Gellner, David; Mano, Darin
Subject: (EXTERNAL) 1550 Main Street Assemblage/Petition # PLNPCM2021-01191 and PLNPCM2022-00065 & 00086

Dear David

I would like to comment on and speak in favor of the above. As you know I was chair of the Ballpark Community Council for around 10 years or so up until about 3 years ago. I own property, both commercial and some residential rentals in the Ballpark CC. I also own and operate 3 small businesses in the same.

Being quite familiar with the area, and during my tenure as Chair, I realized that the area was on the brink of some positive and transformative changes. In response I wrote a document titled A Vision for the Ballpark Neighborhood - a Model Transit Oriented Community (AVFTBNAMTOC). It suggested and initiated numerous significant projects in the area, many of which have been adopted. A very significant one is as follows:

1) West Temple Downzone. What was referred to as the 'residential core' defined as West Temple along with the east/west side streets from 1300 South to 2100 South. This area contained the vast bulk of the single family homes in the area. A very significant percentage of it was actually zoned RMF 35 and RMF 45. The desire of the CC and neighborhood was to preserve this large and contiguous island of single family homes. It was not to prevent the development of adjacent surrounding areas such as Main St. It was not an anti-development proposal and actually stated that in the preamble. It was merely a desire to preserve the existing single family homes. There is also some larger higher density development on West Temple such as the Taylor Springs/Taylor Gardens and Fletcher Court. It was successfully adopted by City Council and preserved 191 single family homes in the area. It was the largest downzone in SLC history by a factor of 10!

One of the things that was specifically left out of this proposal was any single family homes on Main St. This was for a couple of reasons. First we wanted a petition that would pass. There numerous single family homes on Main Street but the most of them were being used as commercial purposes. I felt that this would generate opposition and possibly doom the proposal. Was using the concept of "don't sacrifice the good for the perfect"! Second we realized that development would be coming to the area. The north/south routes in the area are State St, Main St, West Temple, 200 West and 300 West. Lets look at these routes in more detail.

State Street - it was a high traffic volume State Owned route which to this day is mainly commercial activities including some institutional activities such as SLCC and the County Complex.

West Temple - with the rezone it was envisioned and this is the area that would retain the existing **small scale development** - mainly the existing single family homes.

200 West is the Trax line

300 West is another major commercial corridor on a much larger scale compared to State St.

This leaves Main Street and lets remember we are talking about 'Main Street'!. First let us use a common definition of what a Main Street is - it is "chief in size and importance". Historically that has not been the case and one could argue that both State St and 300 West have traditionally had more development but that doesn't preclude Main St fulfilling it's perceived and defined purpose!

In the document (AVFTBNAMTOC), it was envisioned that Main St was the north/south route which had the potential and which significant higher density redevelopment activity would occur and be encouraged. The 1550 Main St Assemblage is exactly what was envisioned and hoped would happen on Main St. Also bear in mind, that there is already a 7 story apartment a few blocks south of this proposal and the Ballpark Station Small Area Plan is recommending development up to 10 stories a few blocks to the north. So the proposed 6 story structure seems very reasonable to me

and will easily fit into the neighborhood. It is also a mixed use proposal which will bring some ground floor street facing commercial activity which will activate the street. It is also well designed with setbacks and step backs so again it's impact will be minimal in my opinion.

Other benefits of this proposal would be that it would eliminate the Main Street Motel. It has been an eyesore and crime magnet for several decades.

Lastly, another and at this point unrealized component to the (AVFTBNAMTOC) was that ultimately a street car line would come thru the Ballpark Neighborhood. Between 1300 So and 2100 South the only possible option would be Main St. To encourage and support this there needs to be increased density.

In conclusion, I support this proposal wholeheartedly and would encourage a positive recommendation from the Planning Department.

Best regards

Bill Davis ex-officio Chair of the Ballpark CC.

CC: Darin Mano - City Council person District 5

Gellner, David

From: Brady Smith <[REDACTED]>
Sent: Tuesday, March 29, 2022 1:18 PM
To: Gellner, David
Cc: Mano, Darin
Subject: (EXTERNAL) Comment on 1550 S. Main Street Project

To Whom it May Concern:

I'm writing to express my support for the proposed rezone of the 1550 S. Main Street Assemblage. I live in the M15 Lofts close to the existing Main Street Motel, which is rightfully regarded as a menace to the community. It's come to my attention that some of my M15 Loft neighbors are organizing comments opposing the rezone on the grounds that Urban Alfandre's proposal provides insufficient green space, involves a building too large for the neighborhood, and might provide insufficient setback from the street. (The latter claim seems unsupported by the publicly available drawings, which show turf strips between the street and sidewalk).

I strongly disagree with my neighbors and I support the Urban Alfandre plan for a number of reasons.

First, I am hesitant to get in the way of anyone trying to put an end to the Main Street Motel, especially given Salt Lake's somewhat tricky regulatory environment. Killing the proposal could extend the life of the motel for years.

Second, Salt Lake City is in the midst of a major housing crisis. Those of us who are fortunate enough to own our townhouses have benefited immensely from housing scarcity already. Insisting on a smaller building might serve the narrow concerns of pre-existing property owners but does nothing to benefit the wider community.

Finally, Salt Lake City is also experiencing the beginnings of environmental struggles that will only get worse in the years to come. Our air quality is an issue, and water is ever scarcer. Everything I know about sustainable development suggests that density is key, and as a former resident of both Chicago and New Jersey, I do not share some Utahns' fear of large buildings.

I fully support the Urban Alfandre proposal and I look forward to seeing the development proceed.

Best,

Brady Smith
[REDACTED]

Gellner, David

From: Celene Kidd <[REDACTED]>
Sent: Sunday, March 27, 2022 3:35 PM
To: Gellner, David
Subject: (EXTERNAL) Oppose rezoning of 1518 S Main Street

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Gellner,

I am writing to you to express my opposition to the rezone request of the property at 1518 S Main Street. As I understand, this land is currently zoned as Commercial Corridor (with one property zoned as residential) and the developer is requesting a change to Form Based Urban Neighborhood 2.

Under the presented plan and renderings for this rezone, the developer is planning to build to the maximum 65 feet and right up to the sidewalk without any setbacks. A building height of 65 feet, 5-6 stories tall is not within the fabric and scale of the community it is surrounded by. Under the current zone a developer can build 30 - 45 feet, which in my opinion is plenty, and suits the neighborhood. Regarding setbacks we must continue to require this as our area is in desperate need of greenspace and has less greenspace than anywhere in the city. Setbacks not only provide green space but allow for people to gather and for retail space to offer services outdoors.

The community and city have spent the last few years developing the Ballpark Station Area Plan. In that plan the property of 1518 Main street falls under the Main Street character area. This area specifically designates that "New development should focus on maintaining scale". This rezone request contradicts that recommendation completely in both height and setback.

I know the wonderful residents of Ballpark want this motel gone but we must also stay true to the character of Ballpark and Main Street with scale, setbacks and greenspace.

Thank you for your time

Sincerely,
Celene Kidd

Gellner, David

From: Ciara C <[REDACTED]>
Sent: Wednesday, March 2, 2022 5:24 PM
To: Gellner, David
Subject: (EXTERNAL) Comment on 1550 S Main St-

Dear Mr. Gellner,

I am writing to you to express my opposition regarding the property of 1550 S Main Street. This property is currently zoned as Commercial Corridor (with one property zoned as residential) and I firmly believe this property needs to remain the same.

The developer wants the land rezoned to high mixed use so they may build higher. The developer claims the height is needed in order to provide parking. I do not see why that would be the case. A developer can still provide parking without needing to build five stories high. These two acres are surrounded by single homes so a five story high building is simply not acceptable.

In the rendering I saw there is also no setback from the sidewalk which is a staple and current requirement along that stretch of main street. The lack of a setback not only goes against the entire rest of the neighborhood but is completely unwelcoming.

Lastly, the ballpark area recently received a master plan. In that plan it was recommended that 1550 stay to scale with the rest of the neighborhood. This building of 65 feet goes against our master plan.

I stand in strong opposition to this development as is.

Thank you for your time.
Ciara Combs

Gellner, David

From: Daron Young [REDACTED]
Sent: Wednesday, March 30, 2022 6:11 PM
To: Gellner, David
Subject: (EXTERNAL) 1515 S. Main Street Rezone

Follow Up Flag: Follow up
Flag Status: Flagged

Hi David,

I'm writing regarding the rezone process for 1515 S. Main Street to FB-UN that is being proposed by Urban Alfandre. I am a property owner in the Ballpark Community Council and I support this rezone. I believe this neighborhood will benefit from further investment and redevelopment in making the community more walkable and friendly and the zoning this project is seeking will help accomplish that.

Thank you.

Daron Young
[REDACTED]

Gellner, David

From: Dustin Anderson <[REDACTED]>
Sent: Sunday, March 27, 2022 3:56 PM
To: Gellner, David
Subject: (EXTERNAL) Oppose rezoning of 1518 south main street

Dear Mr. Gellner,

I am writing to you to express my opposition to the rezone request of the property at 1518 S Main Street. As I understand, this land is currently zoned as Commercial Corridor (with one property zoned as residential) and the developer is requesting a change to Form Based Urban Neighborhood 2.

Under the presented plan and renderings for this rezone, the developer is planning to build to the maximum 65 feet and right up to the sidewalk without any setbacks.

A building height of 65 feet, 5-6 stories tall is not within the fabric and scale of the community it is surrounded by. Under the current zone a developer can build 30 - 45 feet, which in my opinion is plenty, and suits the neighborhood.

Regarding setbacks we must continue to require this as our area is in desperate need of greenspace and has less greenspace than anywhere in the city. Setbacks not only provide green space but allow for people to gather and for retail space to offer services outdoors.

The community and city have spent the last few years developing the Ballpark Station Area Plan. In that plan the property of 1518 Main street falls under the Main Street character area. This area specifically designates that "New development should focus on maintaining scale". This rezone request contradicts that recommendation completely in both height and setback.

I know the wonderful residents of Ballpark want this motel gone but we must also stay true to the character of Ballpark and Main Street with scale, setbacks and greenspace.

Thank you for your time

Gellner, David

From: Jordan Bergera <[REDACTED]>
Sent: Tuesday, March 29, 2022 11:45 AM
To: Gellner, David; Mano, Darin
Subject: (EXTERNAL) Opposition to the 1518 S Main Street rezone request

Dear Mr. Geller,

I am writing to you to express my opposition to the rezone request of the property at 1518 S Main Street. My husband and I have lived here for two years and are invested in the neighborhood, its residents and future. This neighborhood is where we have planted our roots and look forward to watching our family grow.

As I understand, this land is currently zoned as Commercial Corridor (with one property zoned as residential) and the developer is requesting a change to Form Based Urban Neighborhood 2. Under the presented plan and renderings for this rezone, the developer is planning to build to the maximum 65 feet and right up to the sidewalk without any setbacks. A building height of 65 feet, 5-6 stories tall, will not only be an eyesore, but goes against the vision of the ballpark residents who have spent time and money to conserve a community centric vision.

Under the current zone a developer can build 30 - 45 feet, which seems appropriate, and suits the neighborhood. Regarding setbacks we must continue to require this as our area is in desperate need of greenspace and has less greenspace than anywhere in the city. Setbacks not only provide green space but allow for people to gather and for retail space to offer services outdoors.

I am 100% in favor of seeing this motel gone as it has been a dangerous hub for criminal activity; however, it's important to maintain the integrity of the neighborhood. This neighborhood is already a truly mixed neighborhood, combining commercial, residential, industrial, cultural, and educational uses. I see significant potential growth and opportunity for this area, and hope that the residents' concerns can be respected and valued moving forward with this project.

Thank you for your time,

Jordan Bergera

[REDACTED] Richards St

[REDACTED]

Gellner, David

From: Josh Blankenship [REDACTED] >
Sent: Monday, March 28, 2022 10:46 PM
To: Gellner, David
Subject: (EXTERNAL) Opposition to Rezone for 1518 S Main St and Surrounding Properties

Hello Mr. Gellner,

We are current homeowners in the M15 Lofts on Kensington Ave and Main St in the Ballpark Neighborhood. We have owned our home for one year and previously rented on Richards St for 3 years. Therefore, we are deeply invested in the community as we are building our future here. We are writing in opposition to the rezone request at 1518 S Main Street and the surrounding properties. We have a strong desire to see the neighborhood improve with the potential for homeownership and new business opportunities. However, we do not support the rezone request by Urban Alfandre to change the future land use map designation in the Central Community Master Plan from Community Commercial and Single Family Residential to High Mixed Use. We feel this rezone would negatively impact the neighborhood feel. We also do not support the design for no setbacks from the sidewalk on the northern side of the proposed building along Andrews Street. It appears the property area for all of the parcels together would be approximately 2 acres and are proposing apartment buildings to fill the majority of that space. We would like to see more potential for homeownership in the form of condos or townhomes similar to our location.

We are hopeful that new construction in the future can transform the neighborhood while improving the infrastructure and landscaping of commercial and industrial areas. This also includes maintaining the current plan specifying that the area "between 1300 and 1700 South from 200 West to Main Street as being Medium/High-Density Residential 30-50 Dwelling Units/Acre...Medium/high-density residential areas have multi-story residential structures built at a mid-rise level of three to four stories." The rezone would go against the proposed Ballpark Station Area Plan and the Central Community Master Plan. We appreciate your work and hope that you take our concerns into consideration while being mindful of how we continue to develop this property.

Thank you for your time,

Josh Blankenship and Roshani Patel
[REDACTED]

Gellner, David

From: Lance Holter <[REDACTED]>
Sent: Saturday, March 26, 2022 10:10 AM
To: Gellner, David
Subject: (EXTERNAL) 1518 S. Main Street

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Mr. Gellner,

I'm writing to protest the proposed development at 1528 S. Main st. Firstly, nothing could be more oversized and out of place than this enormous apartment building. Especially in an area of residential dwellings and next to the ball park, a place where families from all over the city and nation come for relaxation and fun. Why does the city keep allowing the building of these giant oversized apartment buildings with no areas for parking and green space for mental health ? They look and seem like communist era concrete compounds from the soviet empire of the 1950's.

Last fall our daughter was looking for housing in SLC and eventually found a new apartment on W. Temple, we helped move her in and we were surprised that there was No Parking provided as part of the project, we had to station our truck in an alley to move her belongings many floors up to her lease. Not even an elevator was available to assist. How sad that your planning office allowed this.

Every large project should include parking and open/green space as part of their plan and design. This should be number one in the city's development criteria.

Years from now the sovietization of our city's housing will come back to haunt us , the citizen's, and the city planning department. For our future mental health make green/open space in development a priority. Do not destroy our classic residential neighborhoods with over powering gigantic in scale , apartment complex's. This will be a sad future for our children and the generations to come.

Please do not allow the development at 1518 S. Main as proposed.

Lance Holter
[REDACTED]
SLC, Utah , 84103

Sent from my iPhone

Gellner, David

From: Lance Holter <[REDACTED]>
Sent: Monday, March 28, 2022 10:55 AM
To: Gellner, David
Cc: Lance Holter
Subject: (EXTERNAL) 1518 S Main Street

> Dear Mr. Gellner,

> I am writing to you to further express my opposition to the rezone request of the property at 1518 S Main Street for the following reasons.

> As I understand, this land is currently zoned as Commercial Corridor (with one property zoned as residential) and the developer is requesting a change to Form Based Urban Neighborhood 2.

>

> Under the presented plan and renderings for this rezone, the developer is planning to build to the maximum 65 feet and right up to the sidewalk without any setbacks.

> A building height of 65 feet, 5-6 stories tall is not within the fabric and scale of the community it is surrounded by. Under the current zone a developer can build 30 - 45 feet, which in my opinion is plenty, and suits the neighborhood. Regarding setbacks we must continue to require this as our area is in desperate need of greenspace and has less greenspace than anywhere in the city. Setbacks not only provide green space but allow for people to gather and for retail space to offer services outdoors.

>

> The community and city have spent the last few years developing the Ballpark Station Area Plan. In that plan the property of 1518 Main street falls under the Main Street character area. This area specifically designates that "New development should focus on maintaining scale". This rezone request contradicts that recommendation completely in both height and setback.

>

> I know the wonderful residents of Ballpark want this motel gone but we must also stay true to the character of Ballpark and Main Street with scale, setbacks and greenspace.

Thank you for your consideration,

Lance Holter
[REDACTED]

Sent from my iPhone

Gellner, David

From: Mona Marler [REDACTED]
Sent: Saturday, March 26, 2022 10:18 AM
To: Gellner, David
Subject: (EXTERNAL) 1518 S Main Street Rezone

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello Mr. Gellner,

As a resident of the neighborhood, I am writing to you to express my STRONG opposition to the rezone request of the property at 1518 S Main Street. The property is currently zoned as Commercial Corridor (with one property zoned as residential) the developer is requesting a change to Form Based Urban Neighborhood 2. It seems to be a trend here in Salt Lake City, for developers to request a variance so that they can maximize every foot of the property without considering the compatibility of the neighborhood.

1. Under the presented plan and renderings for this rezone, the developer is planning to build to the maximum 65 feet and right up to the sidewalk without any setbacks. There are currently a number of these buildings in Salt Lake City, that are built right next to the sidewalk, and provide no green or open space for the tenants. We know that creating green and open space, fosters a community, this area has less greenspace that anywhere in the city. Where will the children play?
2. The building height of 65 feet, 5-6 stories is too and not compatible within the scale of the community it is surrounded by. Please keep the zoning as is, which allows for a building 30 - 45 feet.
3. The community and city have spent the last few years developing the Ballpark Station Area Plan. In that plan the property of 1518 Main Street falls under the Main Street character area. **This area specifically designates that "New development should focus on maintaining scale". This rezone request contradicts that recommendation completely in both height and setback.**

Although we're happy to see the Motel go away, we simply ask that the city stay firm on the Ballpark Station Masterplan and not allow the rezone for a project that is too massive for this neighborhood.

Thank you for your time and hearing my voice. Please vote NO.

Gellner, David

From: nannette condie [REDACTED]
Sent: Thursday, March 3, 2022 9:42 AM
To: Gellner, David
Subject: (EXTERNAL) Main Street property

I'm writing on behalf of our community on Main Street, 1479 south Main. The 65' apartment complex purposed for our community is too large for our area. The streets cannot handle a unit this size, the zoning should remain as is. My father and I have owned Condie's Candies for many years now. We see positive improvements in our area but we both feel this apartment complex is not abiding by the preexisting laws of our neighborhood. Thank you for listening to our concerns.

Thank you

Nannette and George Phillipps Condie

Gellner, David

From: nannette condie <[REDACTED]>
Sent: Monday, March 28, 2022 10:21 AM
To: Gellner, David
Subject: (EXTERNAL) Re: Zoning change

Follow Up Flag: Follow up
Flag Status: Flagged

Can you please send this copy in. I corrected some mistakes. Thank you!

On Sunday, March 27, 2022, 05:22:04 PM MDT, nannette condie <[REDACTED]> wrote:

Dear David Gellner,

A second notice about the rezoning on Richards street. We feel the project purpose is too big in scope, especially the height. We would also like to add, that they should not be able to set the building so close to the sidewalk. The motel will certainly not be missed in our district, but the big apartment might be selling us short in the long run. Our neighborhood is about to be overrun by apartments that are not adhering to set codes. Please keep us in mind when deciding on the future of the ballpark district. We are at a tipping point, we need to have try to keep Main Street a beautiful friendly place that is not crowded with buildings that will not age well and place our roads and parking with limited access.

Thank you,
Nannette Condie
George phillipp Condie
Geraldine Condie
Shelly Helm
Karen Cunningham

Gellner, David

From: Paul Svendsen <[REDACTED]>
Sent: Monday, March 7, 2022 2:00 PM
To: Gellner, David
Subject: (EXTERNAL) 1550 S Main St Assemblage

Follow Up Flag: Follow up
Flag Status: Flagged

Hi David,

I'd like to submit this comment in strong support of the zoning change proposed by Urban Alfandre for its assemblage at 1550 S Main St.

The proposal would be incredibly beneficial to the neighborhood. By adding density in a smart, sensitive way, it will bring life and architectural interest to a block that is currently a magnet for undesirable activity. It will provide a mix of housing opportunities that the area needs desperately. And it will add commercial space in proximity to where people live, providing a much-needed amenity for neighborhood residents.

The scale of the project is well thought out. The highest elevations are centered at the intersection on Main Street, with lower heights at the edges in deference to neighboring properties. Almost all of the project's west frontage adjoins a church parking lot, so I think the negative impact to neighboring properties will be minimal, and far, far outweighed by the project's benefits.

I own four parcels in close proximity to the properties proposed for a rezone. Allowing this project to proceed, thereby eliminating the notorious Main Street motel, is probably the single most beneficial thing that Salt Lake City can do to foster continued improvement of this part of the Ballpark neighborhood. I can't express how excited I am to see construction get started. I hope SLC makes that possible.

Paul

Paul Svendsen / Realtor®



WINDERMERE REAL ESTATE – UTAH



Gellner, David

From: Ryan Cathey <[REDACTED]>
Sent: Thursday, March 31, 2022 10:59 AM
To: Gellner, David
Subject: (EXTERNAL) 1550 South Main Street Redevelopment

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Gellner

I'm writing this message to express my support for the proposed development at 1550 South Main Street by Urban Alfandre.

I'm a small business owner and property owner in the area who will be directly impacted by the proposed development. My property is at 1588 South Main Street, less than a block away.

In my opinion, the development proposed by Urban Alfandre is a perfect balance of mixed use (commercials and residential) density for the area. This project will fit with the overall redevelopment of the area as envisioned by the SLC RDA and Ballpark Community Council.

Again, I want to express my support for this project and encourage approval of the requested Zoning Map Amendment, Master Plan Amendment and Alley Vacation petitions.

Thank you very much.
Ryan Cathey, P.E.

President



[REDACTED] Web www.talismancivil.com

[1588 S Main St. Ste. 200, Salt Lake City, UT, 84115](https://www.talismancivil.com)



Gellner, David

From: Ryan O'Mahony [REDACTED] >
Sent: Tuesday, March 29, 2022 3:42 PM
To: Gellner, David
Cc: Ballpark
Subject: (EXTERNAL) Opposed to Rezone at 1518 S Main

David,

My name is Ryan O'Mahony and I've lived at [REDACTED] Merrimac Ave for the last 6 years. I'm writing to you in opposition of the proposed rezone at 1518 S Main (Main Street Motel). Last spring, the City, planning consultants and many select community members participated in numerous steering community meetings, which I was a part of. Four of the main concerns the steering committee brought to the City's attention when planning out the future of the Ballpark neighborhood was **green space, safety, height restrictions and buildings that fit the character of the neighborhood**. This rezone would deviate from all of those critical concerns. The Ballpark neighborhood already has the least amount of green space in the city and eliminating the setback would reduce our green space even more.

Although the Main Street motel is quite the eye sore, the park strip in that area makes me feel safe from vehicles when I'm walking my dog. I have concerns that allowing this rezone will introduce a high density structure similar to some of the ones where no setback was required (2100 S 400 E), creating a safety concern. My understanding is this rezone would allow a 65 foot structure to be built. A structure at that height would not only be comparable to some of the structures downtown but it could set the standard for the Ballpark's future with high density housing.

The Ballpark neighborhood is growing faster than the majority of the districts in the valley and if the city sets a precedent for this development we could have something special, something that the Ballpark residents deserve! Please don't let these developers come in and cram every unit they can when it can be done tastefully.

Thanks so much for your time.

Ryan O'Mahony
[REDACTED]

Gellner, David

From: Sach Combs <[REDACTED]>
Sent: Tuesday, March 29, 2022 9:58 AM
To: Gellner, David
Subject: (EXTERNAL) Comments for 1530 S. Main Street Assemblage Petition(s)

Dear Mr. Gellner,

I'm writing in opposition to the proposed rezone request for the "1530 S. Main Street Assemblage" a.k.a. the Main Street Motel. As a civically engaged Ballpark resident and close neighbor to the motel for nearly 20 years, I have spent lots of time living in and thinking about this part of the city. What is so frustrating with this particular request is that a resident, or city planner for that matter, shouldn't have to choose between keeping a festering crime ridden motel or supporting the plan for an oversized and out of place structure. This should not be a "lesser of two evils" situation. With that said, I have 3 main issues with the rezone being requested.

First, the height allowed with the rezone simply doesn't fit with the fabric of the Ballpark neighborhood. A comparable development, Towers on Main apartments, are unappealing 'towers' and stick out like fly on a wedding cake. As a charming neighborhood with tree lined streets, a central swath of single-family homes with large front porches, and a variety of local bars, eateries, and other commercial outlets, Ballpark is human scale and walkable. A rezone, allowing for up to 65' in height, simply doesn't fit within this well-established neighborhood. Conversely, the current zoning of Commercial Corridor does better blend with Ballpark by "promoting compatibility with adjacent neighborhoods through design standards." The Central Community Master Plan (CCMP) suggests 3-4 story buildings in this area and promoting pedestrian circulation. Also worth mentioning, the recently drafted Ballpark Station Area Plan, is complimentary to both current CC zoning and the CCMP and again speaks of "maintaining scale" in this specific area. The rezone would be contrary to all current guidance for the area.

Second, and potentially more problematic with the rezone, is the lack of a minimum set back requirement. The developer has indicated the desire to build right up to the sidewalk on both frontages. I can't imagine a more uncomfortable pedestrian experience than traveling along half city blocks of 3' sidewalk adjacent to a 6-story building. This will not activate the area as suggested by the developer and is contrary to current guidance including the Creating Tomorrow Together - Commission Report which recommends developers "focus on walkways" and "put the pedestrian first." There is already a trend allow developers to deviate on the setback requirement when not allowed by the zoning and this could further cement this practice which would be disastrous for activation. There are a few examples within Salt Lake City of recent developments approved without setbacks that are ridiculous and should never have been allowed.

This brings me to my last point which is a concern over what seems to be a relentless push from the developers to rezone and get variance without genuine concern of lasting consequences to the community. These changes appear to be done solely to maximize the profit on the development over the short term, and most often provide nothing in return to the community. When the project is complete, the developers move on to the next while the residents and community members live with the results. I believe the burden should be on the developer to present an overwhelming case that the rezone and/or variance will provide lasting value to the community and not just because they need

the increased density to make more profit. I shouldn't have to lobby the planning division/commission and city council to have developers build within the current Master Plan(s) and design guidance.

I am happy to see the attention that Ballpark has received in recent years from the city and developers. There are few residents more excited than me at the prospect of having the Main Street Motel gone. However, it is not right to have to make significant concessions on this property that will have long term and negative impacts to the residents of the neighborhood.

When making your recommendation to the Planning Commission, please consider what the authors of the CCMP wrote: "Managing future growth of the Central Community relies on successful implementation of this master plan."

Thank you for your time.

Sach Combs

[REDACTED]

SLC, Utah 84115

[REDACTED]

Gellner, David

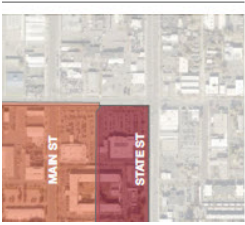
From: Shelley Bodily [REDACTED]
Sent: Friday, February 11, 2022 2:40 PM
To: Gellner, David
Cc: Terrell Bodily; Ballpark
Subject: (EXTERNAL) Comment on 1550 South Main Street Rezone

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon David:

I received notification of the project at 1550 S Main Street, rezone request. To say I want that no-tell motel to be gone is an UNDERSTATEMENT, however, the new proposed zoning is not appropriate at this location and I DO NOT SUPPORT the rezone.

1. the new zoning will be directly adjacent to R-1/5000 single family homes and **includes an R-1/5000 parcel (can I now rezone my R-1/5000 property to urban form based?)**. These homes don't exceed 25' in height anywhere. The new zoning will allow 65' height which is more than double the height and scale of the existing residential home zone. 65' is too tall/too large in scale for this location. The exiting CC is appropriate. 65' will shadow this historic neighborhood.
2. Does this open the door for all of the existing R-1/5000 homes on that block to also be granted this new zoning if it happens at 1550?
3. Does this open the door for all of the property on Main Street to also be granted the new zoning?
4. The new potential owner for 1550 South Main Street is working on a townhome project directly north of this proposed project and is complying with the CC zoning at that location--currently. There is not a hardship that the project on 1550 is experiencing that the project directly north didn't have and is complying with the current zoning.
5. I personally investigated vacating the same alley that 1550 is requesting vacation of, just the north segment between Andrew Avenue and Merrimac Avenue and was told by city engineering that there is an electrical easement that runs down the ally that prevents it from being physically closed off. It may be vacated but never closed off. The easement requires an open 16' right of way be maintained EVEN IF the alley is vacated and privatized. If we have to comply with that, so should the alley they are asking be vacated OR the same conditions should be allowed on the North end of the alley. Our alley should also be vacated and closed physically.
6. The new Ballpark Station area plan has designated the homes north of the 1550 block projects as the NEIGHBORHOOD ZONE, and the area of the 1550 Main Street project as MAIN STREET AREA CHARACTER. This as defined in the BallPark Station Area Plan created by GSBS Architects. I was a steering committee member for this master plan, and it is currently awaiting adoption by the city.



● Main Street Character Area

The Main Street Character Area is defined by the presence of small local businesses, a generally pleasant pedestrian and bike environment, and medium-density residential buildings. New development should focus on maintaining the scale, walkability, and bikability of the neighborhood.

● West Temple Character Area

The West Temple Character Area has a mix of residential and small businesses

East of 300 West and Nor

This area is historically character... uses. Property consolidation... demand for housing continues... proposed or recently approved... unused rail spur that is proposed... District and the possibility of... Connectivity within this area... is a key consideration for the...

The proposed zoning does not meet the definition of the new Ballpark Master Plan. It is TOO TALL and TOO DENSE.

COMMERCIAL CORRIDOR fits the definition of the Main Street Character Area. This owner should comply with CC just like his project to the north.

If this project wants to go that tall, it should happen near the transit oriented zones near Trax or on State Street which is what our masterplan defined.

These are all the comments I have against this rezone.

Shelley Bodily | AIA | NCARB | LEED AP ID+C



Dear Mr. Gellner:

March 30, 2022

We the undersigned are against the rezone of the Main Street Motel and surrounding properties. We are composed of long-term residents who desperately want the hotel redeveloped but are very concerned about the developer's request to change the rezone. Below are our shared beliefs:

1. Zoning Map Amendment and Master Plan Amendment – **Opposed**. We feel that the current Commercial Corridor zoning is still the most appropriate size and scale for this area. We are opposed for the following reasons:
 - a) Although the Ballpark Area Station Master Plan has not been officially adopted by the City, it is expected to be adopted. This proposal does not meet the definition of the Main Street Character Area for medium density residential buildings and for maintaining the "scale, walkability, and bike ability of the neighborhood". Furthermore, the proposal does not meet the definition of Future Land Use Area Descriptions for this specific part of the Main Street Area. "The area between Major Street and the recently down-zoned residential area should be considered for redevelopment into a medium density area that utilizes current building scale and massing to guide future development. New buildings in the area should be considered for redevelopment at a scale comparable to the surrounding area with front doors on Main Street, stoops, and yards."
 - b) The proposed development has single-family homes on the entire south boundary of the property, both on Main Street and on Van Buren Avenue. The boundary on the north is also single family residential on Andrew Avenue, other than the Faith

Pentecostal Church, which is most of the west boundary of the development. The development would directly affect these residences; imagine having an apartment building next to your single-family home that is three times the size of your home.

c) We strongly opposed the rezone because it would eliminate setbacks. The combination of no setbacks and a 65-foot building in a residential neighborhood is concerning. Andrew's Avenue (the north side of the project) has a tiny sidewalk/park strip and with zero setback we believe this side of the street would lose all walkability. The Ballpark district is already lacking in greenspace and has less greenspace than anywhere in the city. Setbacks not only provide green space but allow for people to gather and for retail space to offer services outdoors.

d) Other new developments on Main Street (including the M15 townhomes Main Street and Kensington Avenue and the Moda on Main townhomes at 1566 S. Main Street) have been able to create good, attractive and viable new developments including both setbacks and garages, within the existing CC zoning.

2. **Alley Vacation – In Favor.** The undersigned feel that the alley is unknown, unused, and already inaccessible. It has been blocked and essentially abandoned for years. The alley should be vacated by the City and any utility right-of-ways should be abandoned if the utilities are moved underground for this or other future development of this parcel.

Thank you for including the Ballpark community members' input on this proposal.

Sincerely,

Clayton Taylor & Shelbie Mecham
(Homeowners)

1482 S. Richards Street

Terrell Bodily, (former Homeowner/now
renting)

1481 S. Richards Street

Thomas Lee Jennings & Pat Jennings
(Homeowners)

1470 S. Richards Street

Brian S. Whaley, (Homeowner)

26 W. Merrimac Avenue

Timothy Jennings-Hill (Homeowner)

1487 S. Richards Street

Pablo Dario Pinet (Homeowner)

1455 S. Richards Street

Kimberly Atwood, (Homeowner)

1460 S. Richards Street

Viviana Ramírez, (Homeowner)

1459 S. Richards Street

Kelley Morgan (Homeowner)
1590 S Main St SLC 84115

GEORGE SCOTT RUSTER (HOME OWNER)
1629 S. Jefferson St, SLC 84115

March 8, 2022

Mr. David Gellner, Senior Planner

I am writing to voice my opposition to the proposed zoning change for the 1550 S Main Street Assemblage. I live at 1496 S Main, the residence north of the parking lot on the corner of Main Street and Andrew Avenue.

Although I am pleased with the prospects of the redevelopment of this property, I am opposed to the Zoning Map Amendment – PLNPCM2021-01191 and the Master Plan Amendment – PLNPCM2022-00065 for this property for the following reasons:

- The re-zoning scale and density are not compatible with the Ballpark Area Station Master Plan. The Main Street Character Area is defined as “the presence of small local businesses, a generally pleasant pedestrian and bike environment, and medium-density residential buildings. New development should focus on maintaining the scale, walkability and bikability of the neighborhood”. Furthermore, the re-zone is not compatible with the Future Land Use Area Description of the BAMP – “Main Street between the current Utah Pride Center (1380 S Main Street) and 1700 South has retained its original scale and includes several locally owned restaurants, bakeries and shops.”...”The area between Major Street and the recently down-zoned residential area should be considered for redevelopment into a medium density area that **utilizes current building scale and massing to guide future development. New buildings in the area should be considered for redevelopment at a scale comparable to the surrounding area with front doors on Main Street, stoops and yards.**”
- None of the new developments on Main Street (15 Kensington Lofts, Moda on Main, etc) in this area have received a zoning change. In fact, the 15 Kensington Lofts were even denied a variance to add rooftop patios, as it was deemed too high for the Commercial Corridor zoning. All of these new developments have been able to incorporate off street parking, setbacks, landscaping, etc., without a hardship.
- The height and scale of the proposal is too large for the surroundings. The entire southern boundary of the proposed development is single family residences on Van Buren Avenue and on Main Street. Across the street

from the northern boundary is Richards Street a residential street and the first four buildings north of the parking lot on Main Street are single family homes. Imaging having a 65' apartment building looming next to or close to your single family residence; it would be three times the height...

- Allowing a zoning change for this development could set a precedent for others to expect a zoning change in the same area.

The prospective buyer and developer of this parcel has enough space in the 2+ acre parcel to make setbacks, greenspace and landscaping, commercial space and off-street parking for the development under the existing CC zoning.

I am opposed to the re-zoning proposal.

I am in favor of the proposed Alley Vacation – PLNPCM2022-00086.

Thank you for taking feedback from surrounding property owners. Don't hesitate to contact me with any questions or concerns.

Sincerely,

Jeff Sandstrom

1496 S Main, SLC, UT 84115

[REDACTED]

[REDACTED]

To City planners & elected officials:

I am requesting that developers be denied the right to build up to 65 feet along the 1500 block on Main Street. My understanding is that they want to build next to the sidewalks with little to no setbacks. If a resident wants to build up to the sidewalk with a house or ADU certain setback restrictions apply and for good reasons.

As an example, the condos/apartments on 2100 South and 4th East do not have a setback from the sidewalk and pose a hazard to cars entering onto 21st South. Visibility is further reduced by parked cars outside the development.

In a neighborhood it is important to have green space for mental and physical health. Residents need space to walk their dogs, and a place for children to play, and neighbors to visit with one another.

I know that every square inch is important to a developer. They usually ask for variations to zoning laws for building height and setbacks. City planners I am asking you to deny variations or exceptions to the plans that were set forth under the Central Community Master Plan. We know that our community needs to replace the individual single-family residences into multi-family units, but hopefully this will be done in a moderate and tasteful manner.

I request that Salt Lake City planners stick to the plans outlined in the following:

the Central Community Master Plan (<http://www.slcdocs.com/Planning/MasterPlansMaps/cent.pdf>) has a subsection on "the People's Freeway neighborhood" and specifies that the area "between 1300 and 1700 South from 200 West to Main Street as being Medium/High-Density Residential 30-50 Dwelling Units/Acre...Medium/high-density residential areas have multi-story residential structures built at a mid-rise level of three to four stories." Three to four stories is pretty different from the proposed 65 feet! The Central Community Master Plan also states in a subsection labelled "Issues within the Peoples Freeway neighborhood, Residential" that a goal should be to "Improve infrastructure and landscaping of commercial and industrial areas." What the developer is proposing and what would be allowed in FB-2--is completely incompatible with improving landscaping.

Letter submitted by Mary Cox on 03-28-2022 via email.

Gellner, David

From: Nate Birchall <[REDACTED]>
Sent: Monday, April 11, 2022 4:27 PM
To: Gellner, David
Subject: (EXTERNAL) Rezone

Dear David,

I am a property owner along main street south of the ballpark, and I understand there is an application to potentially rezone the dilapidated, crime-infested hotel at 1515 South Main. As a property owner, I am strongly in favor of such a rezone to an updated residential/commercial use. It is far past time to rid our neighborhood of that hotel and crime that it has facilitated. Thank you for your consideration.

Best regards,

Nate Birchall
[REDACTED]

Gellner, David

From: Samuel B Owen <[REDACTED]>
Sent: Saturday, May 28, 2022 4:23 PM
To: Gellner, David
Subject: (EXTERNAL) Re: 1550 S main rezone

Forgot to say,
[REDACTED] W Van Buren Avenue
[REDACTED]

On May 28, 2022, at 4:19 PM, Samuel B Owen <[REDACTED]> wrote:

Please give the developer what they want so they can go ahead and make good use of a parcel (currently Main street motel) that is a tragic and dangerous blight on the neighborhood and city.

ATTACHMENT H: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Engineering: Scott Weiler

Rezone and Master Plan Comments:

No objections to the proposed zoning or master plan changes.

Alley Vacation Comments:

SLC Engineering does not support the proposed alley vacation. The power runs down the alley on both sides (with the transformers) and it appears that underground utilities may also exist. They are parking vehicles in the alley currently.

Transportation: Michael Barry

No comments provided

Fire Review

No comments provided.

Police: Lamar Ewell

No objections or comments from the SLCPD on any of the requests.

Public Utilities: Jason Draper

Rezone and Master Plan Comments:

No comments provided.

Alley Vacation Comments:

It does look like power is in the alley but I don't have any public utilities here. The private water and sewer probably crosses the alley to the back units but right now is all held by the same owner.