



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Trevor Ovenden, Associate Planner, trevor.ovenden@slcgov.com, 801-535-7168
Meagan Booth, Principal Planner, meagan.booth@slcgov.com, 801-535-7213
Date: May 4, 2023
Re: PLNPCM2022-00998 - Zoning Map Amendment
PLNPCM2022-00999 - Master Plan Amendment

Zoning & Master Plan Map Amendments

PROPERTY LOCATION:

1791 S State Street, Parcel 16-18-306-001
1815 S State Street, Parcel 16-18-306-028
118 E Coatsville Ave, Parcel 16-18-306-006
120 E Coatsville Ave, Parcel 16-18-306-007

PROJECT SIZE: 1.37 acres

MASTER PLAN: [Central Community](#)

CURRENT MASTER PLAN DESIGNATION: Community Commercial & Low Density Residential

CURRENT ZONING DISTRICT: [CC](#) and [R-1/5000](#)

REQUEST:

Matthew Ratelle with the Colmena Group representing the property owner has submitted the following amendment requests:

- Master Plan Amendment:** The applicant is requesting to amend the master plan designation for the properties in the Central Community Master Plan from "Community Commercial" and "Low Density Residential" to "High Mixed Use".
- Zoning Map Amendment (Rezone):** The applicant is requesting to change the zoning of the properties from R-1/5,000 Single Family Residential and CC Commercial Corridor to R-MU Residential Mixed Use. The zones have differing regulations for development, including regulations on allowed uses, housing types, setbacks, and building design.

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

RECOMMENDATION:

Based on the findings in this report, Planning staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed Zoning and Master Plan Map Amendment with the following conditions:

- A minimum 30-foot building setback shall be required from the eastern boundary of the subject site that abuts the single-family residential zoning district, regardless of the building orientation of future development.
- At the 30-foot setback line buildings are limited to 60 feet in height. Each additional foot of building height must be stepped back an additional one foot from the 30-foot setback line. This does not apply where the building is set back 45 feet or more.

3. A 10-foot landscape buffer as defined in the Salt Lake City Zoning Ordinance is required along the eastern boundary of the subject site that abuts the single-family residential zoning district. The landscape buffer may be located within the 30-foot building setback area and must include the following:
 - a. A solid fence six feet in height;
 - b. A 4' tall shrub hedge along the entire length of the landscape buffer; and
 - c. Shade trees planted at the rate of one tree for every 30 linear feet.
4. The existing building at 1815 S State shall be repurposed with the redevelopment of the site.
5. These conditions apply only when the abutting properties to the east are zoned single-family residential. In the event that the zoning changes on the properties to the east to a zoning district that allows building heights greater than 35 feet, these conditions no longer apply.

ATTACHMENTS:

- | | |
|---|---|
| A. Applicant Submittal | F. Housing Loss Mitigation Report |
| B. Photos | G. Step back Condition |
| C. Zoning District Comparison | H. Public Process & Comments |
| D. City Master Plan Policies | I. Department Review Comments |
| E. Analysis of Relevant Standards | |

BACKGROUND AND PROJECT DESCRIPTION

The proposed zoning map and master plan amendment includes four properties. Two face Coatsville Ave (118 & 120 E) and two face State St (1791 & 1815 S). The applicant intends to consolidate and rezone these properties to facilitate the construction of a mixed-use project on the site named Maven State. If the proposed amendments are approved, the development will consist of two primary structures, one being an adaptive reuse of a vacant furniture store into a mixed-use commercial and office space. The other is a new apartment building containing approximately 150 units with ground-floor commercial space that wraps the building. The applicant has indicated that the project will be a mix of affordable and market-rate units and they intend to build three levels of structured parking with approximately 190 new parking spaces.



Birds-eye view of the subject property and context (Credit: Google Earth 2022)

Building plans are not being reviewed with this proposal. The purpose of this proposal is to amend the zoning map and master plan to allow for this type of development. If the request is approved, the owner or any subsequent owner could develop the site to the maximum development potential allowed by the new zoning regulations. The City Council may impose additional development restrictions with a development agreement. A comparison of the current and proposed zoning districts can be found in the “Zoning Map Amendment” section of this report and [Attachment C](#).



Future land use map designations
([Central Community Master Plan](#))



Subject properties and [current zoning](#)

EXISTING CONDITIONS

The subject properties total 1.37 acres and are located near 1800 S State Street. The vacant building on the corner of State Street and Downington Ave originally housed Fadel's Fine Furniture. The structure was built in 1957. The properties fronting State Street are zoned CC, Corridor Commercial and the properties along Coatsville Ave are zoned R-1/5000, Single-family residential. Information regarding the subject properties can be found in the table below.

	Site Conditions	Lot Area	Current Zoning	Proposed Zoning	Current Master Plan Designation	Proposed Master Plan Designation	Demo House?
1815 S State St	A large, vacant commercial building with parking in the rear	0.87 Acres	Split-zoned CC and R-1/5000	RMU	Community Commercial & Low Density Residential	High Mixed Use	No
1791 S State St	A vacant restaurant	0.2 Acres	CC	RMU	Community Commercial	High Mixed Use	No
118 E Coatsville Ave	A single-family house	0.15 Acres	R-1-5000	RMU	Low Density Residential	High Mixed Use	Yes
120 E Coatsville Ave	A single-family house	0.15 Acres	R-1-5000	RMU	Low Density Residential	High Mixed Use	Yes
Total	-	1.37 Acres	-	-	-	-	-

Transportation

The subject site fronts on State Street, a State-owned arterial road. The site can also be accessed from Downington Ave and Coatsville Ave. State Street is served by UTA bus route 200, a [frequent transit network](#) (FTN) route that offers 7-day-a-week service, 15-minute service from 7 AM to 7 PM Monday-Saturday, and service until midnight Monday-Saturday.

East/west bus service is also available on 1700 South and 2100 South. Both of these east/west routes terminate at the University of Utah. The 2100 south bus (Route 21) is also an FTN route. UTA's Central Point Station in South Salt Lake is approximately 1 mile away, which allows for transfers to TRAX, Frontrunner, the S-Line Streetcar, and several other UTA bus routes. While there are no bike facilities on State Street, there are nearby bike lanes on Main Street and 300 East.

Services

Qaderi Sweetz N Spicez market is across the street, and a WinCo grocery store is approximately .6 miles away. Ida M. Cotten Park is the nearest park, approximately .3 miles away. Sugar House Park is approximately 3 miles away and is accessible by the nearby 21 bus. A GREENbike station is available at the Salt Lake County Government Center approximately .2 miles away. Hawthorne Elementary School is approximately one mile from the subject site. Highland High School is approximately 3.3 miles away and is accessible by the nearby 21 bus.

Adjacent Uses

- **North** - To the North of the site is Qaderi Sweetz N Spicez market and the Capitol Homes Apartment Project.
- **South** - To the South of the subject properties are the Zions Motel and several small businesses including Tanner Transmissions, Nu-Art Memorial, and Quality Billboard and Game Rooms.
- **East** - To the East of the subject properties are single-family homes
- **West** - To the West of the subject properties is State Street and the OC Tanner Campus, Sunburst Auto Sales Center, and Sunflower Spa LLC

MASTER PLAN AMENDMENT

While a Master Plan Amendment petition is not required as part of a Zoning Amendment Application, this petition has been submitted to maintain consistency *“with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents”*, as required by provision [21A.02.040](#) of the City's zoning ordinance.

The applicant's proposal to rezone these properties to accommodate a high-density, mixed-use development does not align with the Central City Future Land Use map or several polices within the plan. The subject properties are identified as “Community Commercial” and “Low Density Residential” in the Central Community future land use map. The applicant is requesting to change these designations to “High-Density Mixed Use”. The definitions for these future land use designations can be found in [Attachment E](#).

The future land use map and land use designations from this plan are very prescriptive and read more like an outdated zoning map rather than a visioning document that facilitates growth to meet the City's current goals and objectives. Future land use maps from more recent plans are intentionally flexible to allow for a variety of types of development.

Although the proposal is not entirely consistent with the Community Master Plan, staff believes that other citywide goals and objectives from more modern plans, along with changed market conditions, justify the amendment. While this is the most recent community master plan for this area, the language and tone of the plan reflect a time in Salt Lake City history that fostered a short-sighted sentiment on growth, limiting new neighbors, and considering density outside of downtown a detriment. Multiple goals, policies, and objectives in other adopted master plans support additional density throughout the City and are intended to increase the overall amount of housing. Some of these plans specifically call for additional density and mixed use near major transportation corridors like State Street. These policies can be found in [Attachment D](#).

ZONING MAP AMENDMENT

Existing Zoning Summary

The following provides a brief overview of the current zoning designations. A detailed comparison of zoning standards can be found in [Attachment C](#).

R-1/5,000 Single-Family Residential

The two properties on Coatsville Ave are zoned R-1/5,000 (single-family residential). Development in this zone is limited to detached single family homes, building height up to 28 ft and setbacks that are consistent with the existing development pattern.

CC Corridor Commercial

The two properties facing State Street are zoned CC (Corridor Commercial), which allows commercial uses, such as office, retail and restaurants. Apartments are also allowed in this zone. This zoning district is typically found along arterial streets like State Street and Redwood Road. Buildings in this zone are limited to 30 feet in height, but an additional 15 feet of building height can be authorized through the Design Review process with the Planning Commission. The CC zone requires a 15' front yard setback to accommodate front yard landscaping, however, these properties are within the South State Street Corridor Overlay district, which allows an exemption to this setback requirement. Additional information regarding the SSSC can be found below.

Proposed Zoning Summary

The proposed **RMU (Residential Mixed Use)** zoning district is designed to encourage the development of a high-density residential neighborhood. The zone allows a mix of uses including office, retail and restaurants; however, there are height limitations for buildings containing only commercial uses. An apartment building or a mixed-use building with both residential and commercial can be 75 feet tall with no required building setbacks, thereby, creating a more urban development than what could be achieved in the CC zoning district. Additional design standards apply to development in RMU that do not apply to development in CC that are intended to create a more enhanced project. Additional information regarding these standards can be found in [Attachment C](#).

This zoning designation is consistent with the proposed future land use designation of “High Density Mixed Use” which allows *50 or more dwelling units per acre with multiple level retail sales and service, office space, clinics and similar related land uses*.

South State Street Corridor Overlay District

The subject site is also within the South State Street Corridor Overlay District which imposes additional development standards for new construction. This overlay includes a minimum setback requirement and an exemption to front yard setback requirements which is intended to orient new buildings closer to the street. The overlay also includes several design requirements that are very similar to those required in RMU. These requirements can be found in [21A.34.090.E](#) and [Attachment C](#). Any new development at this site will be required to include these specific design enhancements regardless of the property’s zoning designation.

KEY CONSIDERATIONS

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

1. Impact on Adjacent Single-Family Residential District
2. Housing Mitigation Plan
3. Compliance with Master Plan Policies

Consideration 1 – Impact on Adjacent Residential District

The proposed RMU zoning designation will allow for building heights up to 75 feet. If the future development is arranged with the eastern property line as the rear property line, buildings will have to be located at least 30 feet from that property line due to the rear yard requirement. Within the 30-foot rear yard setback area, a 10-foot landscape buffer will be required per [21A.48.080.C.1](#) of the zoning code. The buffer area must include shade trees, shrubbery, and a six-foot tall fence.

The applicant has submitted preliminary plans showing the proposed building 30 feet from the eastern property line; however, there is no guarantee that this plan will be developed. The proposal is to rezone the properties to RMU; therefore, staff is analyzing the zone, not the development plan. If the future properties are configured in a way that makes the eastern property line a side property line, the rear yard setback would not apply and there is no side yard setback required for multifamily uses in RMU. The 10-foot buffer would apply, so a 75-foot-tall building could be built within 10 feet of a single-family zoned property. Even if the building met the 30-foot rear yard requirement, staff is still concerned about the impact of a 75-foot-tall building within 30 feet of a single-family district. To mitigate the mentioned impact, staff originally proposed a setback ratio that significantly impacted the developer's potential on the site. Staff worked with the applicant, who proposed alternative conditions similar to those in the FBUN-2 zoning district. Staff and the applicant agree that the recommended conditions allow for development on the site while still considering the residential properties to the east. The conditions are explained further below:

Recommended Condition #1 – a building setback of 30 feet from the eastern boundary of the subject site which abuts the R-1/5,000 zoning district, regardless of building orientation of future development. While the applicant is proposing a 30-foot setback without this condition, staff believes that the condition is necessary to ensure that the setback is maintained if the property is sold after the amendment is approved, or if development plans change.

Recommended Condition #2 – a building step back requirement in addition to the 30-foot setback. A step back is applied to upper stories of a development and requires that any portion of a building above a certain height is “stepped” away from lower intensity development. This reduces the scale of the building, minimizes shadows, and increases privacy for neighbors. Step back requirements can be found in other medium and high-density zoning designations in the City. The applicant drafted their recommended building step-back condition based on the step back requirement in the FB-UN2 zone. A visual representation of this step back requirement provided by the applicant can be found in [Attachment G](#).

The step back requirement in the FBUN-2 zone starts at the **setback** line. The step back condition proposed by the applicant would start at the **property line**. This condition is different than the FBUN-2 step back requirement and will allow for a building that is 20’ taller at the 30’ setback line (60’ rather than 40’). Additionally, the maximum permitted building height in RMU is 10’ taller than the maximum permitted height in FB-UN2, (75’ vs 65’).

In an effort to simplify the language of the step back requirement, staff recommends condition language that is different than the step back requirement in FBUN-2. Staff recommends that the condition state that at the 30-foot setback, the building is allowed to a height of 60 feet. For every foot of building height above 60 feet, the building must be stepped back one foot. The condition would no longer apply when the building setback reaches 45 feet.

Staff recognizes that the impacts created by buildings of this height may not be completely mitigated by the recommended conditions. However, staff believes that the conditions allow for a reasonable compromise that will address impacts where possible, push the bulk of the building toward State Street, and will allow for redevelopment of the site without demolishing the existing building at 1815 S State. Staff has recommended a condition that would require reuse of this building to ensure that this component of the project is realized. Historic preservation and adaptive reuse are supported by several goals and objectives in applicable City plans. Staff finds that the support for these principles justifies the compromise proposed in this report.

Consideration 2 – Housing Mitigation Plan

Per [Chapter 18.97](#) of City Ordinance, 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 demolish the existing homes at 118 E Coatsville Ave and 120 E Coatsville Ave.

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, which can be found in [Attachment F](#), that satisfied this requirement by providing replacement housing. The final plan was evaluated and approved by the Community and Neighborhoods Director, Blake Thomas, prior to the Planning Commission's review of this petition.

Consideration 2 – Compliance with Master Plan Policies

This proposal does not align the Central City Future Land Use Map or several polices within the plan. However, the applicant has also submitted a Master Plan Amendment to change the future land use designation of this site to "High Mixed Use". If the master plan amendment is approved, the zoning change will be consistent with the future land use map. There are many purposes, goals, objectives, and policies in Plan Salt Lake and other City plans that support the proposed amendments. Please see [Attachment D](#) for applicable City master plan purposes, goals, objectives, and policies.

The requested RMU zoning designation would be consistent with the new master plan designation of "High Mixed Use", which *allows 50 or more dwelling units per acre with multiple level retail sales and service, office space, clinics and similar related land uses.*

APPROVAL PROCESS AND COMMISSION AUTHORITY

Review Processes: Master Plan Amendment and Zoning Map Amendment

The Planning Commission can provide a positive or negative recommendation for the proposed master plan and zoning map amendments. The recommendation will be sent to the City Council, who will hold a briefing and an additional public hearing on the proposed amendments. The City Council may approve, deny or make modifications to the proposed amendment requests as they see fit and are not limited by any one standard.

NEXT STEPS

Approval or Denial of the Request

The Planning Commission's recommendation will be forwarded to the City Council for their consideration as part of the final decision on this petition. If the council approves the proposed amendments, then the applicant may proceed with redeveloping the properties under the applicable zoning standards.

ATTACHMENT A – Applicant Submittal

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Zoning Amendment

SALT LAKE CITY PLANNING

Amend the text of the Zoning Ordinance Amend the Zoning Map

OFFICE USE ONLY

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

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

Name of Applicant:	Phone:
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Address of Applicant:

E-mail of Applicant:	Cell/Fax:
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Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):

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

AVAILABLE CONSULTATION

If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at zoning@slcgov.com prior to submitting the application.

REQUIRED FEE

Map Amendment: filing fee of **\$1,142** plus **\$121** per acre in excess of one acre
Text Amendment: filing fee of **\$1,142**, plus additional fee for mailed public notices. Noticing fees will be assessed after the application is submitted.

SIGNATURE

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

Signature of Owner or Agent: <i>Matthew Ratelle</i>	Date:
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Master Plan Amendment

SALT LAKE CITY PLANNING

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

OFFICE USE ONLY

Received By:	Date Received:	Project #:
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Name of Master Plan Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

Name of Applicant:	Phone:
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Address of Applicant:

E-mail of Applicant:	Cell/Fax:
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Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):

Colmaven, LLC

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

AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please email zoning@slcgov.com if you have any questions regarding the requirements of this application.

REQUIRED FEE

Filing fee of **\$1070** plus **\$121** per acre in excess of one acre.
Plus, additional fee for mailed public notices. Mailing fees will be assessed after application is submitted.

SIGNATURE

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

Signature of Owner or Agent: <i>Matthew Ratella</i>	Date:
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Mitigation of Residential Housing Loss

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Pre-demolition #:	Received By:	Date Received:	Zoning:
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Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property:

Name of Applicant:	Phone:
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Address of Applicant:

E-mail of Applicant:	Cell/Fax:
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Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:	Phone:
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Existing Property Use:

Proposed Property Use:

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

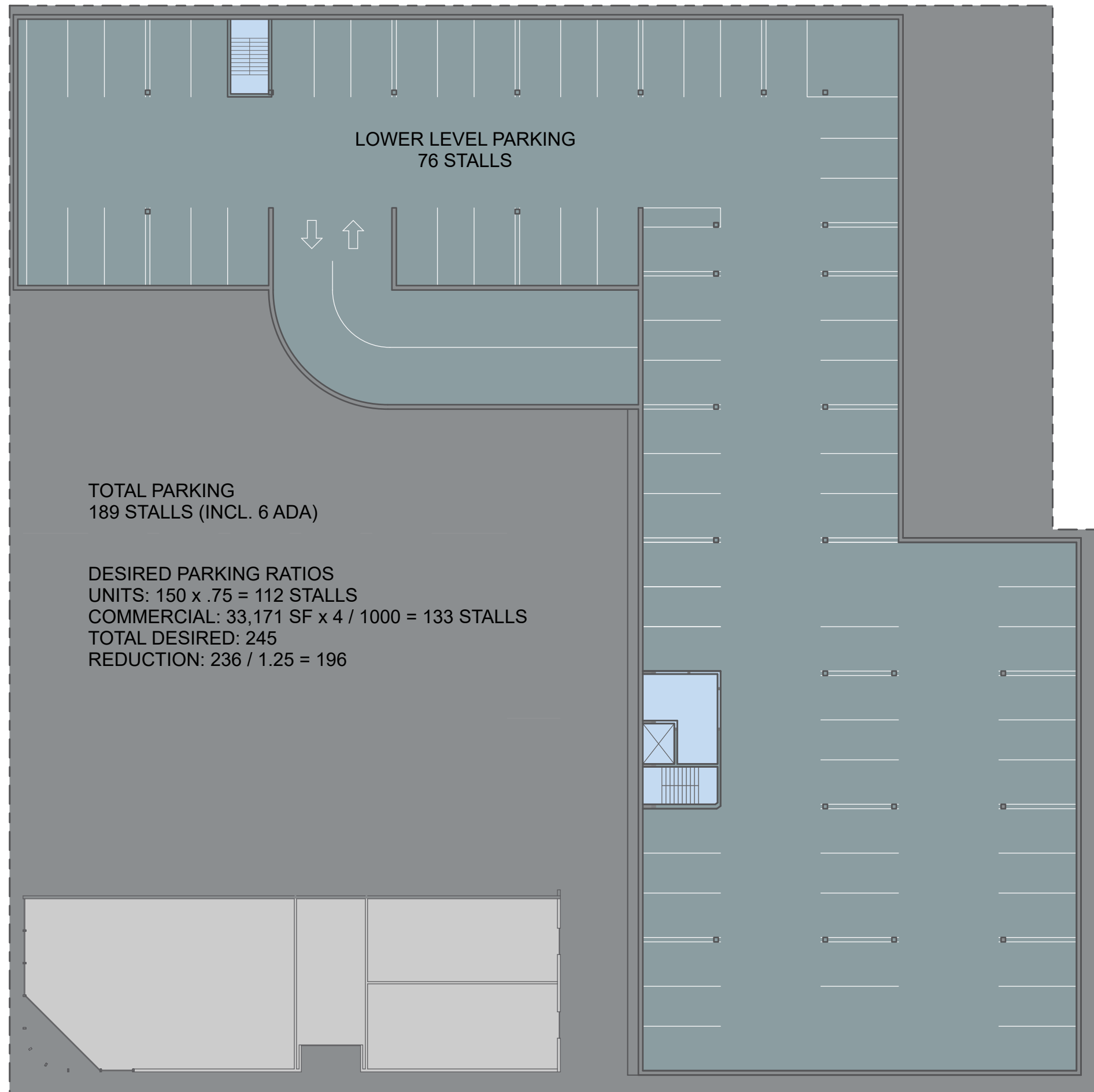
SIGNATURE

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

Signature of Owner or Agent:	Date:
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SUBMITTAL REQUIREMENTS





TOTAL PARKING
189 STALLS (INCL. 6 ADA)

DESIRED PARKING RATIOS
UNITS: 150 x .75 = 112 STALLS
COMMERCIAL: 33,171 SF x 4 / 1000 = 133 STALLS
TOTAL DESIRED: 245
REDUCTION: 236 / 1.25 = 196

LOWER LEVEL PARKING
76 STALLS

COLMAVEN - STATE STREET

SALT LAKE CITY, UTAH
AUGUST 16, 2022

FLOOR PLANS

A111





COLMAVEN - STATE STREET
SALT LAKE CITY, UTAH
AUGUST 16, 2022

FLOOR PLANS

A112

1 FLOOR PLAN GROUND LEVEL
SCALE 1:300





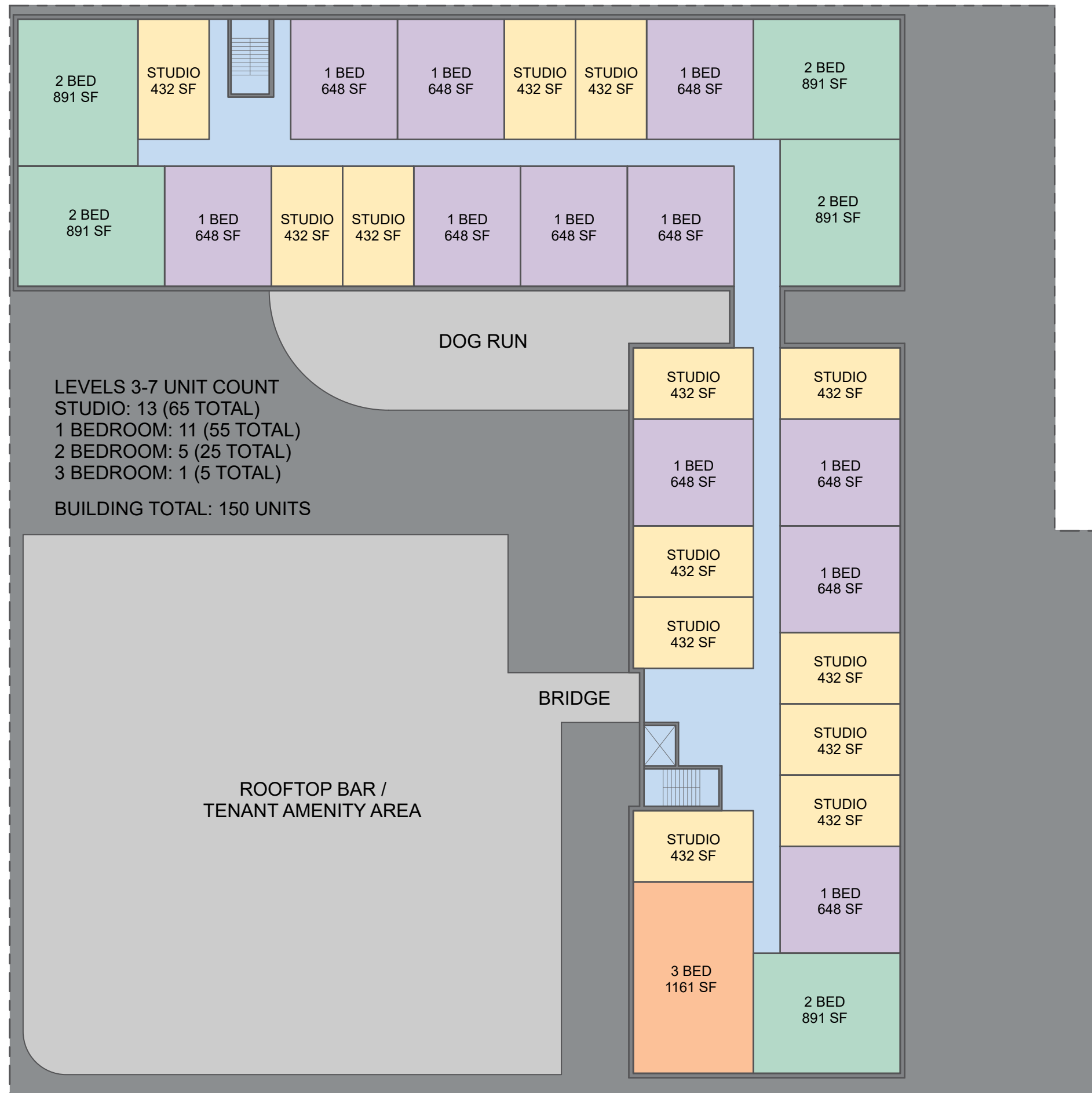
COLMAVEN - STATE STREET
SALT LAKE CITY, UTAH
AUGUST 16, 2022

FLOOR PLANS

A113

1 FLOOR PLAN LEVEL 2
SCALE 1:300





COLMAVEN - STATE STREET

SALT LAKE CITY, UTAH
AUGUST 16, 2022

FLOOR PLANS

A114





Application for Zone Change – Project Description

Address: 1815 + 1791 S State Street

118 + 120 E Coatsville Ave

Salt Lake City, Utah 84115

A statement declaring the purpose for the amendment.

This is a request for a zoning change for the four parcels located at 1791 and 1815 South State Street and 118 and 120 East Coatsville Avenue. Currently, 1791 is zoned as Commercial Corridor (CC). 1815 is split-zoned as Commercial Corridor (CC) along State Street and its rear parking lot is zoned as Single Family Residential (R-1-5000). Both parcels on Coatsville are zoned as Single Family Residential (R-1-5000).

Our request is that all parcels become zoned as Residential/Mixed Use (RMU). The consolidation and rezone of said lots would rectify the existing split-zoning and establish a more natural boundary between the commercial and residential areas. The parcels being divided into differing zones - and the fact that the residences have commercial uses both to the side and behind them - creates unfavorable conditions for both properties and contribute to their disrepair and abandonment. Our belief is that the RMU zone would promote “population growth and stability by providing opportunities for housing, mixed-use development and appropriately scaled commercial developments while stabilizing existing neighborhoods.”¹

The RMU zone would allow for the consolidation and redevelopment of said lots into a new mixed-use complex (referred to hereinafter as Maven State) while creating a 30’ setback between the commercial and residential properties. Maven State will combine much needed housing with small commercial retail space, restaurants, and collaborative office space. The complex will consist of two primary structures, one being the adaptive reuse of the abandoned furniture store into a mixed commercial/office space serving makers, artists and other creatives. The other will be a new apartment building with ground floor commercial space which wraps the existing building, creating large outdoor plazas for dining, markets and events.

The Maven State development is a joint venture by ColMaven LLC, a partnership between Colmena Group and Maven. Colmena Group is a Salt Lake City based development company that supports the City’s Life on State plan. Colmena wants to bring more residential and commercial uses to State Street. Maven’s mission in Salt Lake has been to build accessible retail and office spaces for under-represented

¹ State Street CRA Plan

founders. Maven attracts mostly first time entrepreneurs and believes in removing as many barriers to entry for this population as possible. Small starter offices and retail options ranging from 100-2000 sf is our target. This mission has grown Maven from a single property to a thriving community of 70+ locally owned businesses, 75% of which are female owned.

This partnership was born from a mutual desire to serve small business owners, and a shared vision of the tremendous potential at this site. Our intention is not only to develop these properties, but to create a node within Salt Lake City; a place for community members to work, live, and play. We prioritize development that breathes life into neighborhoods and entices public engagement. We emphasize great urban design, architecture and inclusivity.

The objective of the rezone is to better align the redevelopment potential of this site with the City's vision as expressed in its planning documents and master plans. This analysis is based upon four main documents which collectively portray the future intent, hope, and concern for the area. These include the Central Community Master Plan (2005), Plan Salt Lake (2015), Life on State Plan (2018) and the Community Reinvestment Area Plan (2022). Two of these are officially adopted city Master Plans, one is not officially adopted but is a visioning document specific to this street, and the fourth is the documentation creating and RDA community reinvestment area for State Street. See applicable excerpts below, which we are using as parameters for this project.

- The Central Community Master Plan recognizes that “the appropriate transition of multi-family housing with mixed land uses in designated areas supports sustainable development within the community” and promotes balance between the need for growth and protecting the character of residential areas.²
- The vision for Sustainable Growth & Development laid out in Plan Salt Lake emphasizes Placemaking, Density and a Diverse Mix of Uses as essential ..and describes 13 Guiding Principles to model future growth.³
- The Life on State Plan presented in 2018 recognizes that “decades of change and benign neglect have compromised this in many stretches, but a spirit of revitalization and preservation, as well as a booming economy, are driving a call for elevating State Street’s role in the region.”⁴ It identifies zoning as a major obstacle to this renaissance. “State Street is over zoned for retail and under zoned for other uses. Zoning should make higher density housing and office space the default, not large-format retail.”⁵
- The recently adopted Community Reinvestment Area Plan is the City’s most recent endeavor to rehabilitate State Street, representing the needs and desires of various community

² Central Community Master Plan

³ Plan Salt Lake

⁴ Life on State

⁵ Life on State

stakeholders. The CRA Plan identifies the section of State Street between 1700 and 1900 South as the number two priority for redevelopment, with tremendous support for the renovation of derelict structures, increased housing, pedestrian-friendly commercial space, and neighborhood revitalization.⁶

There are four recurrent themes throughout these documents that pertain to this rezone application and Maven State: Housing, Commerce, Equity and Placemaking.

Housing

The Maven State Apartments seek to add approximately 150 new dwelling units, with a portion dedicated as affordable housing. The ownership team is currently exploring various funding sources to determine the right mix of affordable and market rate units. This addition of housing will aid in accommodating future growth expected along State Street⁷, while offering more units at an attainable price point.

State Street is ideally positioned to help alleviate some of the extreme housing pressure on Salt Lake City, but remains under zoned for multi-family use. The scale, prominence, infrastructure and public transit along State all support greater housing density, but only 3% of the area between 500 and 2100 South from Main Street to 200 East is zoned for Multi-Family residential, with an average density of fewer than 4 housing units per acre⁸. Maven State's thoughtful design will improve State Street, integrate with existing public transit and create a more pedestrian friendly, walkable neighborhood.

Commerce

Lack of affordable housing is a common concern, but far fewer developments focus on an affordable way to start a business. The success of the existing Maven District attests that small accessible spaces for small businesses to grow is a key element to successful mixed-use development, as well as contributing to the success and vibrancy of the surrounding neighborhood.

Maven State is about lowering the barrier for entry into starting a new business. Small retail footprints, simple leases and a community of entrepreneurship foster an environment of innovation and create new locally owned businesses. Maven State offers space to live, space to work, space to create, and space to sell. The development will lease to small local businesses and artisans, with an emphasis on artists and makers. We see this site as a base for Salt Lake's creators and brick and mortar business owners to achieve their goals and contribute to the local economy. These types of shops and services offer community amenities (cafes, restaurants, galleries) without the alienation that can come with large-scale retail. They create jobs in the service, creative and professional industries.

⁶ State Street CRA Plan

⁷ Master Transit Plan

⁸ State Street CRA Plan

Equity

The drive for equity is central to Maven and expresses itself in all aspects of our business. Maven creates brave and safe spaces for the community to fill up. These include a commitment to affordable housing by providing equitable living opportunities; improving safety and livability; utilizing existing infrastructure where possible; and sensitivity to the rights and character of existing communities. Maven State will elevate the stories of women, BIPOC, LGBTQ+ and other local business owners as tenants. It will be a haven for those that are under-represented in our community, offering opportunity and injecting a new sense of energy into the neighborhood.

This equity must also consider the interests of the existing neighborhood residents, and ColMaven has begun a campaign of community outreach, soliciting neighborhood comment and input to understand community concerns and better guide our design. To minimize impact on the residential character of the neighborhood, Maven State is designed with a 30' setback to buffer between the commercial and residential uses. This will prevent undue noise or light pollution. Building heights and massing are designed to minimize shadow cover. Increased pedestrian and vehicular traffic are designed to circulate away from existing residences. ColMaven is cognizant of the additional parking burden created by this development, and is committed to adding commensurate parking, far beyond what is required by the zone. Our plan adds three levels of structured parking with approximately 190 new parking spaces. The project will also comply with street-facing setbacks in order to not inhibit any visual safety for those traveling by vehicle and other forms of transportation.

In addition, Maven State will contribute greatly to its immediate neighbors and the surrounding community. It will offer new amenities and dining options to existing residents, while creating a beautiful, walkable space. The site encourages public interaction through public art, events and interesting architecture. Public safety will be improved with the greater foot traffic, and the rehabilitation of existing nuisance properties.

Placemaking

Placemaking is a delicate task - blending history and character with possibility, while injecting a new spark of life. We see this block as the seed to grow a new artistic commercial district and a challenge to others to raise the bar for development, community resource and public art. A space for artists and those perfecting their craft is exactly what is needed to liven up a stagnant portion of State Street in a way that community members can feel safe and welcome. The new mixed-use space will give opportunity to craftspeople to create, market and sell their beautiful wares, as well as providing valuable amenities to the neighborhood. It will, "Encourage placemaking and a vibrant destination area by identifying and implementing key elements of a desirable, pedestrian-oriented public realm that can contribute to the unique character of the area and enhance connections between activity in buildings and life on the street."⁹ This site will adhere to the 20% open space requirement of the RMU zone by incorporating green space into the site design. As with our other Maven projects, local art from under-represented artists will be a focal point. At last count, Maven has 20+ installations and murals throughout our projects, and Maven State will be no exception.

⁹ State Street CRA Plan

Conclusion

Our core belief is that through transforming existing spaces we can improve the viability of a neighborhood, honor its history, and create space for the people who make our community vibrant and unique. The RMU zone strikes an appropriate balance between the needs of existing residents and the future potential of this site. Overlapping commercial and residential zones have prevented the development or repurpose of this site for decades. An RMU zone would integrate these conflicting interests, to the benefit of all. It would help rehabilitate a rundown, unsafe block while bringing outdoor space, fresh businesses and housing to an area of State Street brimming with opportunity.

Maven State will be a retail destination, and bastion of the arts, helping State Street to reclaim its erstwhile place as the signature street of Salt Lake City. It will create new homes, new businesses and new spaces to be in community, all within the neighborhood. It will integrate bold, modern design with historic structure, and complement its existing character.

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

The proposed use for the property is a mixture of adaptive reuse and urban infill, intended to create a new mixed-use development, similar to micro-districts seen in Salt Lake City, Denver, San Francisco, etc. The existing building at 1815 S State will be repurposed as a mixture of small retail, restaurants, and coworking spaces. The other structures will be replaced with five-story wood frame over two-story concrete structure. The upper levels will be apartments with a lower-level restaurant and outdoor amenities that adjoin the outdoor plaza. The apartment building will have approximately 150 new dwelling units, structured parking and commercial space along State Street.

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

- The Life on State plan analyzed the CC zoning on State Street and found that it is ‘too permissive, allowing low-intensity, less urban styles of development.’¹⁰ Maven State and RMU zoning would support a more dense, urban development pattern.
- Suggested amendments to the CC zones along State Street included increased building height limits and removing front and side setbacks.¹¹
- Residents and Business owners identified State Street between 1700S and 1900S as the number 2 priority for redevelopment in the area.¹²
- Split-zoned parcel at 1815 South State prevents redevelopment since the parking lot is limited to the parking density for a single family residential zone.

¹⁰ Life on State Plan

¹¹ Life on State Plan

¹² State Street CRA Plan

- Existing zoning has contributed to this prominent site remaining abandoned for 20+ years.
- Because of the split zoned parcel, the homes on Coatsville have commercial uses to the side and rear.
- The adopted Central Community Master Plan treats the East and West sides of State Street as separate entities, instead of a unified whole.
- CC zone limits building heights to 30', which is insufficient for the project's proposed density and ample parking. Directly across the street, the max height is 90'. RMU zoning on the East side of State Street will allow for a more consistent development and design pattern for this area.
- Though the adjacent parcels to the east are a low density residential zone, the scale of State Street itself makes higher building heights appropriate. State Street is 130' wide, while RMU heights are 75'. This width to height ratio is more appropriate for a more urban context, and pedestrian experience.
- CC zoning does not address the urban design impact of those portions of State which are located between sprawling campus complexes (O.C. Tanner, SLCC, Salt Lake County Building).
- State Street has the utility and transportation infrastructure to support high density residential development, which is currently limited by CC zoning standards.

Is the request amending the Zoning Map? If so, please list the parcel numbers to be changed.

Yes, the affected parcels are listed below:

Parcel 16-18-306-001	1791 S State Street
Parcel 16-18-306-028	1815 S State Street
Parcel 16-18-306-006	118 E Coatsville Ave
Parcel 16-18-306-007	120 E Coatsville Ave

Is the request amending the text of the Zoning Ordinance? If so, please include language and the reference to the Zoning Ordinance to be changed.

No, this is not a zoning text amendment application.



Application for Master Plan Amendment – Project Description

Address: 1815 + 1791 S State Street

118 + 120 E Coatsville Ave

Salt Lake City, Utah 84115

Proposed Master Plan Amendment

This is a request for a future land use amendment for the four parcels located at 1791 and 1815 South State Street and 118 and 120 East Coatsville Avenue. Currently, 1791 is designated as Community Commercial. 1815 is split-zoned as Community Commercial along State Street and its rear parking lot is designated as Low Density Residential. Both parcels on Coatsville are designated as Low Density Residential. We request that these parcels be amended to High Mixed Use to allow for a denser, more urban development pattern.

Master Plan Amendment Purpose

The requested change is in conjunction with a request for the parcels to be rezoned to Residential Mixed Use (RMU). These changes will better integrate the residential interests and commercial potential of the site. The consolidation and updated land use designation of said lots would rectify the existing split-zoning and establish a more natural boundary between the commercial and residential areas. The parcels being divided into differing zones - and the fact that the residences have commercial uses both to the side and behind them - creates unfavorable conditions for both properties and contribute to their disrepair and abandonment. Our belief is that the High Mixed Use land use would promote “population growth and stability by providing opportunities for housing, mixed-use development and appropriately scaled commercial developments while stabilizing existing neighborhoods.”¹

High Mixed Use land use would allow for the consolidation and redevelopment of said lots into a new mixed-use complex (referred to hereinafter as Maven State). Maven State will combine much needed housing with small commercial retail space, restaurants and collaborative office space. The complex will consist of two primary structures, one being the adaptive reuse of the abandoned furniture store into a mixed commercial/office space serving makers, artists and other creatives. The other will be a new apartment building with ground floor commercial space which wraps the existing building, creating large outdoor plazas for dining, markets and events.

The Maven State development is a joint venture by ColMaven LLC, a partnership between Colmena Group and Maven. Colmena Group is a Salt Lake City based development company that supports the

¹ State Street CRA Plan

City's Life on State plan. Colmena wants to bring more residential and commercial uses to State Street. Maven's mission in Salt Lake has been to build accessible retail and office spaces for under-represented founders. Maven attracts mostly first time entrepreneurs and believes in removing as many barriers to entry for this population as possible. Small starter offices and retail options ranging from 100-2000 sf is our target. This mission has grown Maven from a single property to a thriving community of 70+ locally owned businesses, 75% of which are female owned.

This partnership was born from a mutual desire to serve small business owners, and a shared vision of the tremendous potential at this site. Our intention is not only to develop these properties, but to create a node within Salt Lake City; a place for community members to work, live, and play. We prioritize development that breathes life into neighborhoods and entices public engagement. We emphasize great urban design, architecture and inclusivity.

The objective of the land use amendment is to better align the redevelopment potential of this site with the City's vision as expressed in its planning documents and master plans. This analysis is based upon four main documents which collectively portray the future intent for the area. These include the Central Community Master Plan (2005), Plan Salt Lake (2015), Life on State Plan (2018) and the Community Reinvestment Area Plan (2022). Two of these are officially adopted city Master Plans, one is not officially adopted but is a visioning document specific to this street, and the fourth is the documentation creating an RDA community reinvestment area for State Street. The evolution of these documents traces the history of the City and its growing awareness of both the condition and importance of State Street.

- The Central Community Master Plan emphasizes a need for growth, while protecting the character of residential areas². The plan also treats the two sides of State Street as separate entities, with one side a part of the People's Freeway neighborhood, while the other is part of the Liberty Neighborhood.
- The vision for Sustainable Growth & Development laid out in Plan Salt Lake recognizes the tremendous growth pressure on the city and emphasizes Placemaking, Density and a Diverse Mix of Uses as essential to a balanced expansion.³
- The Life on State Plan presented in 2018 recognizes that "decades of change and benign neglect have compromised this in many stretches, but a spirit of revitalization and preservation, as well as a booming economy, are driving a call for elevating State Street's role in the region."⁴ It recognizes the cultural prominence of State Street, and highlights the importance of viewing it as a region in its own right, rather than just a transitional border between neighborhoods. It also recognizes the tremendous potential and untapped resource of State Street.
- The recently adopted Community Reinvestment Area Plan is the City's most recent endeavor to rehabilitate State Street, representing the needs and desires of various community

² Central Community Master Plan

³ Plan Salt Lake

⁴ Life on State

stakeholders. The CRA Plan speaks clearly to the hopes of current residents, and shows tremendous support for the renovation of derelict structures, increased housing, pedestrian-friendly commercial space, and neighborhood revitalization.⁵

There are four recurrent themes throughout these documents that pertain to this Master Plan amendment: Housing, Commerce, Equity and Placemaking.

Housing

State Street is ideally positioned to help alleviate some of the extreme housing pressure on Salt Lake City, but remains under zoned for multi-family use. The scale, prominence, infrastructure and public transit along State all support greater housing density, but only 3% of the area between 500 and 2100 South from Main Street to 200 East is zoned for Multi-Family residential, with an average density of fewer than 4 housing units per acre⁶. Maven State's thoughtful design will improve State Street, integrate with existing public transit and create a more pedestrian friendly, walkable neighborhood.

Commerce

The large-scale retail that dominates State Street conflicts with the residential character of the surrounding neighborhood. It increases auto traffic, discourages walkability, and focuses on regional commerce rather than offering goods and services to the immediate community, and promoting locally owned businesses. It emphasizes single purpose retailers and large surface parking lots, which are only active for short periods of time throughout the day.

High Mixed Use land use creates a more urban development pattern, blending residential and commercial interests. It promotes mixed-use developments with retail on the ground floor, or interspersed throughout. These types of shops and services offer community amenities and create jobs in the service, creative and professional industries. They also create ecosystems which are active at all times of the day, contributing to the street life and vibrancy of the neighborhood.

The success of the existing Maven District attests that small accessible spaces for small businesses to grow is a key element to successful mixed-use development. Maven State offers space to live, space to work, space to create, and space to sell. The development will lease to small local businesses and artisans, with an emphasis on artists and makers. We see this site as a base for Salt Lake's creators and brick and mortar business owners to achieve their goals and contribute to the local economy.

Equity

Equity is a crucial component to the successful growth of our City and touches on every aspect of development and design. It includes a commitment to affordable housing by providing equitable living opportunities; improving safety and livability; utilizing existing infrastructure where possible; and sensitivity to the rights and character of existing communities.

A High Mixed Use land use would help realize these ideals, providing new affordable housing, business opportunities, and improving the quality of life for current residents. Taller, denser housing leads to

⁵ State Street CRA Plan

⁶ State Street CRA Plan

more cost-effective construction typologies and economies of scale; In turn, this leads to less expensive housing costs. In addition, Maven State will contribute greatly to its immediate neighbors and the surrounding community. It will offer new amenities and dining options to existing residents, while creating a beautiful, walkable space. The site encourages public interaction through public art, events and interesting architecture. Public safety will be improved with the greater foot traffic, and the rehabilitation of existing nuisance properties.

Placemaking

There is a clear desire for State Street to be a signature street, a symbol for Salt Lake City, but existing land use, height restrictions, and neglect have instead made it notorious. Placemaking is a delicate task - blending history and character with possibility, while injecting a new spark of life. We see this block as the seed to grow a new artistic commercial district and a challenge to others to raise the bar for development, community resource and public art. A space for artists and those perfecting their craft is exactly what is needed to liven up a stagnant portion of State Street in a way that community members can feel safe and welcome.

Maven State will be a retail destination, and bastion of the arts, helping State Street to reclaim its erstwhile place as the signature street of Salt Lake City. It will create new homes, new businesses and new spaces to be in community, all within the neighborhood. It will integrate green space, outdoor plazas and local art installations to complement the existing neighborhood.

Conclusion

Our core belief is that through transforming existing spaces we can improve the viability of a neighborhood, honor its history, and create space for the people who make our community vibrant and unique. State Street has long remained an underutilized asset of Salt Lake City and is ripe for renewal. A High Mixed Use land use designation at this location could integrate the commercial and residential interests in the area, to the benefit of all. It would help rehabilitate a rundown, unsafe block while bringing outdoor space, fresh businesses and housing to an area of State Street brimming with opportunity.

Declare why present Master Plan Requires Amendment

- The adopted Central Community Master Plan treats the East and West sides of State Street as separate entities, instead of a unified whole.
- Existing zoning has contributed to this prominent site remaining abandoned for 20+ years.
- State Street has the utility and transportation infrastructure to support high density residential development, which is currently limited by the land use.
- Community Commercial land use does not address the urban design impact of those portions of State which are located between sprawling campus complexes (O.C. Tanner, SLCC, Salt Lake County Building).

- Residents and business owners identified State Street between 1700 S and 1900 S as the number 2 priority for redevelopment in the area.⁷
- The Life on State plan analyzed the zoning on State Street and found that it is “too permissive, allowing low-intensity, less urban styles of development.”⁸ Maven State would support a more dense, urban development pattern.
- Suggested amendments to the zones along State Street include increased building height limits and removing front and side setbacks.⁹
- The existing land use limits building heights to 30’, which is insufficient for the project’s proposed density and ample parking. Directly across the street, the max height is 90’. RMU zoning on the East side of State Street will allow for a more consistent development and design pattern for this area.
- Though the adjacent parcels to the east are a low density residential zone, the scale of State Street itself makes higher building heights appropriate. State Street is 130’ wide, while RMU heights are 75’. This width to height ratio is more appropriate for a more urban context, and pedestrian experience.

Land Use Map

The affected parcels are listed below:

Parcel 16-18-306-001	1791 S State Street
Parcel 16-18-306-028	1815 S State Street
Parcel 16-18-306-006	118 E Coatsville Ave
Parcel 16-18-306-007	120 E Coatsville Ave

There is no amendment to the Master Plan text

⁷ State Street CRA Plan

⁸ Life on State Plan

⁹ Life on State Plan



Mitigation of Residential Housing Loss

Address: 1815 + 1791 S State Street

118 + 120 E Coatsville Ave

Salt Lake City, Utah 84115

Project Description

The requested zone change would rezone four parcels located at 1791 and 1815 South State Street, and 118 and 120 East Coatsville Avenue. The Coatsville properties are currently zoned as Single Family Residential (R-1-5000) while the 1815 South State Street property is split-zoned with the front half as Commercial Corridor (CC), and the parking lot in the rear is zoned as Single Family Residential (R-1-5000). These parcels would be consolidated and rezoned to Residential Mixed Use (RMU).

The development is planned to be a mixed-use complex combining much needed housing with small commercial retail space, restaurants and collaborative office space. The complex will consist of two primary structures, one being the adaptive reuse of the abandoned furniture store (1815 South State Street) into a mixed commercial/office space serving makers, artists, and other creatives. The new building will consist of apartments and ground floor commercial space. This will curve around the existing building to the south, creating large outdoor plazas for dining, markets, and events. Our determination is that the RMU zone will promote “population growth and stability by providing opportunities for housing, mixed-use development and appropriately scaled commercial developments while stabilizing existing neighborhoods,”¹ per the State Street Community Reinvestment Area (CRA) Plan’s goals. The new apartment building will be a wood-framed five-story over two-story concrete construction adding approximately 150 new dwelling units, structured parking, and ground floor commercial space along State Street.

Housing Impact Statement

1. Adverse Impact -

Possible impacts to the community include:

- Increased traffic and parking demand;
- Greater pedestrian activity; and
- Noise and light pollution

¹ State Street CRA Plan

2. Dwelling Units to be demolished -

118 East Coatsville

120 East Coatsville

3. Fair Market Value -

\$300,000 each

4. Number of square feet of land zoned for residential use that would be rezoned -

The net gain of this rezone would be an additional .77 acres of land zoned for residential use. .6 acres would be rezoned from Single Family Residential to Residential Mixed Use and an additional .77 acres would change from Commercial Corridor to Residential Mixed Use.

5. Mitigation Plan -

The Maven State development is committed to protecting the residential character of the existing neighborhood while replacing and adding to both the number of dwelling units, and amount of land designated for residential use. The existing Coatsville parcels are derelict and abandoned, detracting from the residential character and safety of the neighborhood. If the residences were habitable, they would provide housing for two families, while Maven State will create 150 dwelling units. The split zoned parcel on State Street prevents any cohesive development or use, either commercial or residential, as the zones differ in development standards. Rezoning to allow mixed use would resolve these contradictions while increasing the city housing stock and provide neighborhood amenities to current residents.

Colmaven has begun a campaign of community outreach, soliciting neighborhood comment and input to understand community concerns and better guide our design. To ameliorate impact on the residential character of the neighborhood, Maven State is designed with a 30' setback to buffer between the commercial and residential uses and prevent undue noise or light pollution. Building heights and massing are designed to minimize shadow cover. Increased pedestrian and vehicular traffic are designed to circulate away from existing residences. Colmaven is cognizant of the additional parking burden created by this development, and is committed to adding commensurate parking, far beyond what is required by the zone. Our plan adds three levels of structured parking with approximately 190 new parking spaces. The project will also comply with street-facing setbacks in order to not inhibit any visual safety for those traveling by vehicle and other forms of transportation.

Maven State will contribute greatly to its immediate neighbors and the surrounding community. It will offer new amenities and dining options to existing residents, while creating a beautiful, walkable space. Perhaps the biggest predictive factor in determining whether a commercial/mixed use development will enrich a community is the size and type of businesses which it includes. As evidenced at the Maven

District's Maven Create (177 East 900 South) and Maven West (945 South 300 West), Maven's core demographic is the small, up and coming local businesses that provide community services and benefit the surrounding neighborhood. The site encourages public interaction through public art, events and interesting architecture. Public safety will be improved with the greater foot traffic, and the rehabilitation of existing nuisance properties.

ATTACHMENT B – Photos



1791 S State St, facing southeast



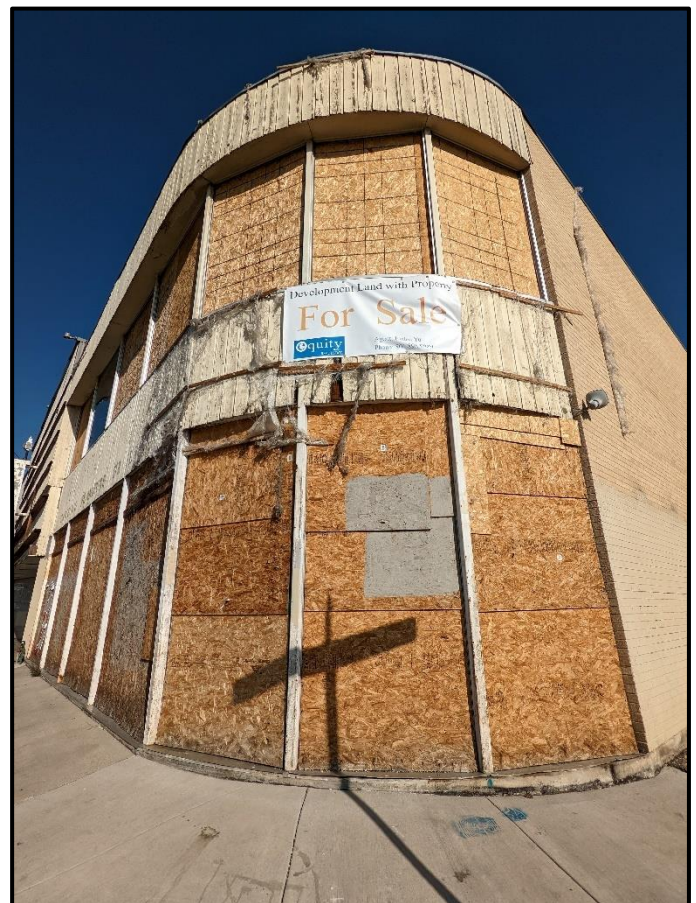
1815 S State St, facing southeast



118 E Coatsville Ave, facing southeast



120 E Coatsville Ave, facing southeast



1815 S State St, facing northeast

ATTACHMENT C – Zoning District Comparison

The proposed RMU zone will impose different development regulations than the current CC and R-1/5000 zoning. A comparison of the three zoning designations can be found in the table below:

	<i>CC (EXISTING)</i>	<i>R-1/5,000 (EXISTING)</i>	<i>RMU (PROPOSED)</i>
BUILDING HEIGHT	30 ft An additional 15’ ft of building height can be approved through the Design Review process.	28 ft or the average height of the other buildings on the block face	75 ft for residential buildings, 45 ft for nonresidential buildings.
FRONT SETBACK	15 ft	Average of block face or 20 ft.	No setback is required for multi-family or nonresidential uses.
SIDE SETBACK	<u>Corner Side Yard: 15 ft</u> <u>Interior Side Yard: None required</u>	<u>Corner side yard: 10 ft</u> <u>Interior: 4 ft on one side, 10 ft on the other</u>	No setback is required for multi-family or nonresidential uses.
REAR SETBACK	10 ft	25% of lot depth or 20 ft , whichever is less	25% of lot depth or 30 ft , whichever is less
PERMITTED USES	Commercial uses including retail sales and services, entertainment, office and residential.	Single-family detached dwellings, parks, home occupations, dormitories.	Commercial and residential uses including high density residential, retail, service commercial, and small-scale office uses.
MINIMUM LOT WIDTH	75 ft	50 ft	50 ft for most residential uses, no minimum for nonresidential uses
MINIMUM LOT SIZE	10,000 sq ft	Single-family detached: 5,000 sq ft	Single-family attached: 3,000 sq ft/unit Single-family detached: 5,000 sq ft Two-family dwellings: 8,000 sq ft Multifamily and nonresidential: no minimum
OPEN SPACE	None other than required yard areas.	60% (40% maximum building coverage)	20% . Landscape yards, plazas and courtyards may count towards this requirement.

Key differences between the current and proposed zoning districts are discussed below:

Height

RMU allows for a maximum building height of **75 ft for residential buildings and 45 ft for nonresidential buildings**, compared to 28 ft for R-1/5000 and 45 ft for CC.

Density

Density in R-1/5000 is limited to one principal dwelling unit and one accessory dwelling unit per parcel. The RMU and CC zones do not have density limitations for multi-family uses based on lot size per dwelling unit. The number of dwelling units that can be developed is determined by what can be built according to building height, setbacks and parking regulations.

Higher-density projects can be built in RMU because of the taller allowed building height and minimal setback and parking requirements.

Parking

RMU parking standards **do not require a minimum** number of off-street parking spaces for multi-family uses in. The applicant has indicated that they intend to include at least 1 off-street parking space per dwelling unit in their project.

Uses

Most residential uses are permitted or conditionally permitted in RMU, and commercial uses are limited to mostly low-impact retail, service commercial, and small-scale office uses. There are approximately [66 permitted or conditionally permitted uses in RMU](#), compared to approximately [116 allowed uses in CC](#).

PURPOSE STATEMENTS

CC - Corridor Commercial

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-1/5,000 - 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.

R-MU - Residential/Mixed Use

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

South State Street Corridor (SSSC) Overlay District

The purpose of the SSSC South State Street Corridor Overlay District is to acknowledge and reinforce the historical land development patterns along South State Street between 900 South and 2100 South.

The SSSC overlay imposes additional development standards for new construction. This overlay includes a minimum setback requirement and an exemption to front yard setback requirements which is intended to orient new buildings closer to the street. The overlay also includes several design requirements that are very similar to those required in RMU. These requirements can be found in [21A.34.090.E](#) and Attachment C. Any new development at this site will be required to include these specific design enhancements regardless of the property's zoning designation. **The standards below are required for all new development within the SSSC Overlay District. The requirements are very similar to the design standards required in RMU discussed in the following section.**

1. *Minimum First Floor Glass: The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade, shall not have less than forty percent (40%) glass surfaces. All first floor glass shall be nonreflective. Display windows that are three-dimensional and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized through the design review process, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the Planning Commission. The Planning Director may approve a modification to this requirement if the Planning Director finds:*

- a. The requirement would negatively impact the historic character of the building,*
- b. The requirement would negatively impact the structural stability of the building, or*
- c. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty five percent (25%).*

Appeal of administrative decision is to the Planning Commission.

2. *Facades: Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on any street, if the facades for all streets meet the forty percent (40%) glass requirement as outlined in subsection E1 of this section.*

3. **Maximum Length:** The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').

4. **Screening:** All building equipment and service areas, including on grade and roof mechanical equipment and transformers that are readily visible from the public right-of-way, shall be screened from public view. These elements shall be sited to minimize their visibility and impact, or enclosed as to appear to be an integral part of the architectural design of the building.

F. **Parking Lot/Structure Lighting:** If a parking lot/structure is adjacent to a Residential Zoning District or land use, the poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties.

DESIGN STANDARDS

Additional design standards apply to development in RMU that do not apply to development in CC. No design standards are required in R-1/5,000. The table below shows the required design standards in each zoning district. Definitions for these standards can be found below.

	CC	RMU
Glass: ground floor (%) (21A.37.050C1)		40
Building entrances (feet) (21A.37.050D)	X	X
Blank wall: maximum length (feet) (21A.37.050E)		15
Lighting: parking lot (21A.37.050I)	X	X
Screening of mechanical equipment (21A.37.050J)		X
Screening of service areas (21A.37.050K)		X

Ground Floor Glass: The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum amount of glass, or within a specified percentage range, between three feet (3') and eight feet (8') above grade according to section [21A.37.060](#), table 21A.37.060 of this chapter. All ground floor glass shall allow unhampered and unobstructed visibility into the building for a depth of at least five feet (5'), excluding any glass etching and window signs when installed and permitted in accordance with [chapter 21A.46](#), "Signs", of this title. The Planning Director may approve a modification to ground floor glass requirements if the Planning Director finds:

- a. The requirement would negatively affect the historic character of an existing building;
- b. The requirement would negatively affect the structural stability of an existing building; or
- c. The ground level of the building is occupied by residential uses that face the street, in which case the specified minimum glass requirement may be reduced by fifteen percent (15%).

Building Entrances: At least one operable building entrance on the ground floor is required for every street facing facade. Additional operable building entrances shall be required, at a minimum, at each specified length of street facing building facade according to section [21A.37.060](#), table 21A.37.060 of this chapter. The center of each additional entrance shall be located within six feet (6') either direction of the specified location. Each ground floor nonresidential leasable space facing a street shall have an operable entrance facing that street and a walkway to the nearest sidewalk. Corner entrances, when facing a street and located at approximately a forty five degree (45°) angle to the two (2) adjacent building facades (chamfered corner), may count as an entrance for both of the adjacent facades.

Maximum Length Of Blank Wall: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing facade shall be as specified according to section [21A.37.060](#), table 21A.37.060 of this chapter. Changes in plane, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to create variety and scale. This shall include architectural features such as bay windows, recessed or projected entrances or windows,

balconies, cornices, columns, or other similar architectural features. The architectural feature shall be either recessed a minimum of twelve inches (12") or projected a minimum of twelve inches (12").

Screening Of Mechanical Equipment: All mechanical equipment for a building shall be screened from public view and sited to minimize their visibility and impact. Examples of siting include on the roof, enclosed or otherwise integrated into the architectural design of the building, or in a rear or side yard area subject to yard location restrictions found in section 21A.36.020, table 21A.36.020B, "Obstructions In Required Yards", of this title.

Screening Of Service Areas: Service areas, loading docks, refuse containers and similar areas shall be fully screened from public view. All screening enclosures viewable from the street shall be either incorporated into the building architecture or shall incorporate building materials and detailing compatible with the building being served. All screening devices shall be a minimum of one foot (1') higher than the object being screened, and in the case of fences and/or masonry walls the height shall not exceed eight feet (8'). Dumpsters must be located a minimum of twenty-five feet (25') from any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building or structure.

Parking Lot Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, any poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded and the lighting directed down to minimize light encroachment onto adjacent residential properties or into upper level residential units in multi-story buildings. Lightproof fencing is required adjacent to residential properties.

Examples of RMU development

Below are visual examples of what could be built on the site if RMU zoning is approved by the City Council:



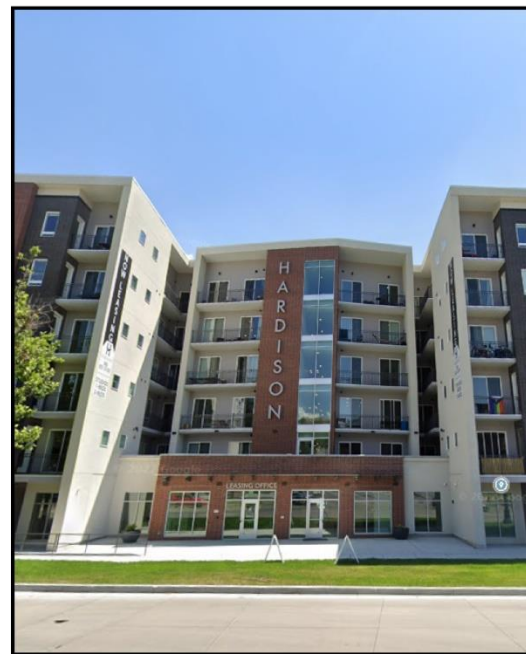
260 S 500 E - Moda Bonneville
BLD2014-07238



325 E 300 S - Broadway apartments
BLD2018-06568/PLNPCM2018-00390



134 S 400 E - CityScape Apts
BLD2012-03895/PLNBOA2012-00060



480 E S Temple S - The Hardison
BLD2018-00413

ATTACHMENT D – City Master Plan Policies

The tables below contains language from several adopted plans that could apply to this proposal. Language from the Life on State plan has been included as well, although this plan has not been adopted. The table also includes a brief discussion on how the language may apply to the proposal, and whether or not the proposed zoning amendment is consistent with the language.

In general, there are several citywide policies that support zoning changes that accommodate additional housing opportunities, particularly policies to accommodate additional growth and meet the housing need of residents of all income levels. However, there are several polices in the Central City Master plan that the proposal does not align with.

While this proposal does not align with the Central City Future Land Use Map and several policies within the plan, there are general policies in Plan Salt Lake and other City plans that do support the zoning amendment. Housing market conditions have changed significantly since the Central City Master Plan was adopted in 2005. Many of the goals, policies, and objectives discussed in this plan are no longer consistent with those in current citywide plans.

Central City Master Plan (2005)

Livable communities and Neighborhoods criteria (Page 3)	Status in relation to proposal	Discussion
<i>The appropriate transition of multi-family housing with mixed land uses in designated areas supports sustainable development within the community</i>	Neutral/ Not Consistent	While this language does encourage the “ <i>transition of multi-family housing with mixed land uses</i> ”, the subject site is not within an area that is designated for this type of development.
Residential Land Use Policies (Page 9)		
<i>Preserve low-density residential areas and keep them from being replaced by higher density residential and commercial uses. RLU-1.1</i>	Not Consistent	This proposal will rezone two single family parcels (approximately .3 acres) to R-MU to facilitate the construction of a higher-density, mixed-use development.
<i>Restrict high-density residential growth to Downtown, East Downtown, Transit Oriented Districts, and Gateway. RLU-1.3</i>	Not Consistent	This project is within the “Liberty Neighborhood Planning Area”, which is not listed in this Land Use Policy.
<i>Use residential mixed-use zones to provide residential land uses with supportive retail, service, commercial, and small-scale offices and monitor the mix of uses to preserve the residential component. RLU-1.5</i>	Consistent	This proposal will add approximately 1.37 Acres of residential mixed-use zoning to the master plan area which will facilitate the type of development described in this policy.
<i>Encourage coordination between the Future Land Use map, zoning ordinances, and the Salt Lake City Community Housing Plan. RLU-1.6</i>	Neutral/ Consistent	The future land use map for this area does not support the type of zoning requested by this request, but language in Growing SLC does support the request.
<i>Preserve housing stock through incentives and code enforcement by implementing the Salt Lake City Community Housing Plan. RLU-2.1</i>	Consistent	The petition to rezone these properties to RMU is not anticipated to have a negative impact on the City’s existing housing stock. The new zoning designation will allow for significantly more dwelling units than what could be permitted by the current zoning.
Central Community Master Plan Committee Goals and Recommendations (Page 22)		
2. <i>Prevent demolition of low-density structures in higher density zoning classifications through renovation or conversion of existing of multi-dwelling housing structures.</i>	Not Consistent	If this proposal is approved, the applicant intends to demolish two single-family dwellings.

15. <i>Encourage adaptive reuse of buildings rather than demolition.</i>	Consistent	The applicant intends to repurpose the vacant furniture store at 1815 S State St.
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Growing SLC (2018)

Goals/Objectives	Status	Discussion
Issue: Current Zoning: <i>A third impediment to the creation of more affordable housing is City zoning ordinances. Zoning affects land values, and if unit density is not available then land costs are too high to make affordable housing cost effective.</i>	Consistent	This section of the plan identifies barriers to affordable and middle-income housing, and density limitations that impact the availability of such housing.
Housing Crisis Section Summary: <i>The city is in an affordable housing crisis and if growth projections are correct, it will not improve unless bold and strategic measures are developed and enacted. Solutions must include using zoning ordinance to provide a mix of housing types in an effort to relieve the pressure put upon existing housing, creating sustainable and significant funding sources, preventing and diverting low income families from entering homelessness, and creating innovative housing for all income types.</i>	Consistent	The proposed zoning amendment would allow for additional housing types that may help to relieve price increase pressures on existing housing.
Goal 1: <i>Reform City practices to promote a responsive, affordable, high-opportunity housing market.</i>	Consistent	This is a broad goal to encourage the development of additional housing. Specific objectives and policies of this goal are discussed below.
Objective 1: <i>Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city</i>	Consistent	The proposed zoning amendment would allow for the development of significantly more units that what could be built at the site currently.
1.1.1 <i>Develop flexible zoning tools and regulations, with a focus along significant transportation routes</i>	Consistent	The subject site fronts on State Street, which is served by the UTA bus route 200, a frequent transit network (FTN) route that offers 7-day-a-week service, 15-minute service from 7 AM to 7 PM Monday-Saturday, and service until midnight Monday-Saturday. East/west bus service is also available on 1700 South and 2100 South.
1.1.2 <i>Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.</i>	Consistent	Rezoning the subject properties to RMU will allow for infill development at the site that would not be possible under its current zoning designation.
3-3.1 <i>Support diverse and vibrant neighborhoods by aligning land use policies that promote a housing market capable of accommodating residents throughout all stages of life.</i> Plan Narrative: <i>In order to truly encourage new types of housing that considers cost, energy efficiency, and accessibility, a strong land use and zoning foundation must be laid that supports new types of building</i>	Consistent	The additional residential density that could be created by the new zoning designation could accommodate a diverse population of people with varying housing needs at different stages of life.

Plan Salt Lake (2015)

Goals/Initiatives	Status	Discussion
<p>Diverse Mix Of Uses <i>By creating places with a diverse mix of uses, building types, connections, and transportation options, people have the choice of where they live, how they live, and how they get around. As our City grows and evolves overtime, having a diverse mix of uses in our neighborhoods citywide will become increasingly important to accommodate responsible growth and provide people with real choices.</i></p> <p>Initiative 2.2 <i>Encourage a mix of land uses.</i></p>	<p>Consistent</p>	<p>The proposed zoning designation will allow for a mix of many commercial and residential uses.</p>
<p>Density <i>Density and compact development are important principles of sustainable growth, allowing for more affordable transportation options and creating vibrant and diverse places. Density in the appropriate locations, including near existing infrastructure, compatible development, and major transportation corridors, can help to accommodate future growth more efficiently. This type of compact development allows people to live closer to where they work, recreate, shop, and carry out their daily lives, resulting in less automobile dependency and greater mobility.</i></p> <p>Initiative 2.1 <i>Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.</i></p> <p>Initiative 3.7 <i>Promote high density residential in areas served by transit.</i></p>	<p>Consistent</p>	<p>This language supports additional density near existing infrastructure and transportation corridors.</p> <ul style="list-style-type: none"> • There are public utilities available in State Street, Coatsville Avenue, and Downington Avenue. • There are nearby bike lanes on Main Street and 300 East. • The site is located on State Street, a major transportation corridor with high vehicle capacity and frequent bus service. East/west bus service is also available on 1700 South and 2100 South.
<p>Redevelopment Initiative 2.3 <i>Promote infill and redevelopment of underutilized land</i></p>	<p>Consistent</p>	<p>The subject site is currently home to several vacant buildings and a large surface parking lot. Rezoning the properties to RMU will promote infill development of several underutilized parcels.</p>

State Street Community Reinvestment Area Plan (2018)

Standards/Tactics	Status	Discussion
<p><i>Work with Salt Lake City Planning Division to review existing zoning codes in the project area and potentially make changes to zoning and allowable land use to promote walkable places and to allow development to evolve with the changing market</i></p>	<p>Consistent</p>	<p>This language supports the proposed zoning amendment to RMU. The new zoning designation will allow for a cohesive, mixed-use development that will encourage walkability in the area.</p>

Neighborhood Revitalization Encourage more neighborhood shopping nodes and local business presence, and support...development of small neighborhood service nodes...	Consistent	The new zoning designation will allow for the types of shopping nodes described by this language.
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Transit Master Plan (2017)

Recommendations	Status	Discussion
6.1 Concentrate and intensify uses along the Frequent Transit Network	Consistent	The proposed amendment will intensify land use at the subject site which is along an FTN route.
6.3 Continue to monitor zoning along the FTN to ensure transit is supported by a mix of uses, adequate densities, parking requirements, and other transit supportive elements.	Consistent	The new zoning designation will encourage a mix of uses, increased density, and allow for minimal off-street parking.
6.4 Provide a mix of housing options along the FTN to support housing affordability and diversity	Consistent	The new zoning designation will allow for additional housing options at this site. The applicant has indicated that a portion of the new units will be affordable.
6.6 Direct economic development activities to locate transit-supportive uses, such as cafes, restaurants, shops, etc. along the FTN	Consistent	The proposed development, as described by the applicant, will contain the types of uses described in this recommendation.

Life on State (2018, not adopted)

Goals/Measures of Success	Status	
New Housing Expand and attract new housing options along State Street for all life stages and incomes, and enable sustainable, urban living with improved access to local businesses and community services	Consistent	This language broadly supports additional housing along State Street.
Density Increase density and achieve a minimum transit supportive density of 100 people per acre living or working on State Street	Consistent	The proposed zoning designation would allow for this specified density.
Zone for Mixed Use Current zoning prioritizes retail over other uses. Establishing more mixed-use zones on State Street will allow for higher density developments of housing and office space combined with retail in the ground level.	Consistent	This language supports amending zoning amendments along State Street that allow for high density and mixed use.

ATTACHMENT E – Analysis of Relevant Standards

Zoning Map Amendment

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;

Finding: This proposal does not align the Central City Future Land Use Map or several polices within the plan. However, there are many purposes, goals, objectives, and policies in Plan Salt Lake and other citywide plans that support the proposed amendments.

Discussion: In addition to their zoning map amendment application, the applicant has submitted a master plan amendment application to change the future land use designation of this site to "High Mixed Use". If the master plan amendment is approved, the zoning change will be consistent with the future land use map. Please see [Attachment D](#) for applicable City master plan purposes, goals, objectives, and policies.

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

Finding: The proposal generally furthers the purpose statements of the zoning ordinance.

Discussion:

21A.02.030 General Purpose and Intent of the Zoning Ordinance

The purpose of the zoning ordinance is to promote the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and, in addition:

- A. Lessen congestion in the streets or roads;*
- B. Secure safety from fire and other dangers;*
- C. Provide adequate light and air;*
- D. Classify land uses and distribute land development and utilization;*
- E. Protect the tax base;*
- F. Secure economy in governmental expenditures;*
- G. Foster the city's industrial, business and residential development; and*
- H. Protect the environment.*

The proposal generally supports and should not significantly impact the purposes listed in this provision. The additional density that would be allowed by the new zoning designation fosters the City's residential development and broadens the tax base by creating new housing opportunities for current and future residents. The area is well served by public transportation which can serve as an alternative to personal vehicle use and help to *lessen congestion in the streets or roads.*

Zoning District Purpose

21A.24.170 R-MU Residential/Mixed Use District Purpose Statement:

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

The proposed zoning amendment will facilitate the development of a high-density, mixed-use development as described in this provision. While this is not supported by the Central City master plan, it is supported by other adopted City master plans.

21A.50.010 Purpose Statement of zoning amendments:

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 applicant is requesting additional development rights with this zoning amendment; however, staff believes that the adjustments are warranted considering current housing market conditions and changes in public policy. The subject properties were given their current zoning designations in 1995. There is significantly higher demand for housing now, and current citywide master plans call for and support changes to the zoning ordinance to allow for additional density.

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

Finding: The proposed map amendment has the potential to create impacts on adjacent properties. Staff has recommended several conditions to mitigate these impacts.

Discussion:

As discussed in key [Consideration 1](#), Staff is of the impression that the permitted building height of 75 feet could potentially create impacts on the adjacent single-family homes. Therefore, staff has recommended conditions on the rezone that would require a 30-foot setback from the eastern boundary of the subject site and a step back requirement that would limit building height at the 30-foot setback line to 60 feet. Buildings are allowed up to 75 feet when setback 45 feet or more from the eastern property line. A visual representation of this step back condition can be found in [Attachment G](#).

Additional impacts could be created by new commercial uses at the site, however, commercial uses in RMU are limited to mostly low-impact retail, service commercial, and small-scale office uses. The existing CC zone allows approximately [116 commercial uses](#), while RMU only allows approximately [66 uses](#). The commercial uses allowed in RMU that could potentially be established at this site are not expected to create a significant impact on adjacent properties.

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

Finding: The map amendment doesn't conflict with any overlays that affect the property.

Discussion: [21A.34.090](#): SSSC South State Street Corridor Overlay District: *The purpose of the SSSC South State Street Corridor Overlay District is to acknowledge and reinforce the historical land development patterns along South State Street between 900 South and 2100 South.*

The SSSC overlay imposes additional setback, height, and design requirements for new construction. The proposed zoning amendment does not conflict with the purpose of this overlay. Additional information regarding the SSSC overlay can be found in [Attachment C](#).

The property is not located within an overlay that would impose additional standards on the residential uses allowed on the property.

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.

Finding: The City’s public facilities and services have adequate capacity to serve the additional density that would be allowed with this rezone.

Discussion:

Roadways

The City’s Transportation division reviewed the applicant’s zoning amendment proposal and did not note any issues or concerns.

Parks and Recreation Facilities

The park nearest to the subject site is Ida M. Cotten Park, approximately .3 miles away. Sugar House park is accessible by the nearby 2100 South (21) bus route.

Police and Fire Protection

The Police Department did not note any issues or concerns directly related to this proposal. Fire code reviewers indicated that additional review would be required when a development design has been submitted

Schools

Hawthorne Elementary School is approximately one mile from the subject site. Highland High School is approximately 3.3 miles away and is accessible by the nearby 21 bus.

Stormwater, Water Supply, Wastewater & other public facilities and services

The City’s Department of Public Utilities did not note any issues or concerns with the proposed zoning map and master plan amendment. System upgrades may be required to support the development and will be determined during building permit review.

Refuse Collection

The applicant will need to provide adequate waste-removal facilities with any development application

Master Plan Amendment

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 also 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)

While a Master Plan Amendment petition is not required as part of a Zoning Amendment Application. This petition has been submitted to maintain consistency “with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents.” The applicant’s proposal to rezone these properties to accommodate a high-density, mixed-use development does not align with the Central City Future Land Use map or several polices within the plan. The subject properties are identified as “Community Commercial” and “Low Density Residential”. The applicant is requesting to change these designations to “High-Density Mixed Use”. The definitions for these future land use designations can be found below:

- **Low-Density Residential** 1-15 Dwelling Units/Acre (light yellow on map) This land use designation allows moderate sized lots (i.e., 3,000-10,000 square feet) where single-family detached homes are the dominant land use. Low-density includes single-family attached and detached dwellings as permissible on a single residential lot subject to zoning.
- **Community Commercial:** The Community Commercial designation (fuchsia on map) provides for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. Examples include, but are not limited to, grocery stores, hardware stores and garden centers. Community Commercial land use designation also supports businesses with drive-through facilities, professional offices, automobile services, small retail sales and services, small scale assembly and distribution, and repair services
- **High-Density Mixed Use:** The High-Density Mixed use designated areas (brown on map) are targeted for higher intensity commercial use and medium to high-density housing, especially adjacent to light rail stations in the downtown area. The High-Density Mixed-use designation allows 50 or more dwelling units per acre with multiple level retail sales and service, office space, clinics and similar related land uses.

Summary

Considering those policies overall, Staff believes the proposed zoning amendment to allow for an increase in density is warranted, as the proposed zoning change would allow for additional housing while still generally being compatible with the surrounding properties by including appropriate setbacks, landscape buffers, and step backs. While many factors can be attributed to the record-high housing prices Salt Lake City residents are currently experiencing, supply is a significant one. Limiting the construction of new housing units throughout the City will likely lead to additional price increases and create an additional burden on residents. This zoning amendment will help achieve City housing supply goals while still generally maintaining compatibility with surrounding development.

ATTACHMENT F – Housing Loss Mitigation Report

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Housing Loss Mitigation Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

118 & 120 E Coatsville - Zoning Map Amendment

Petition PLNPCM2022-00998

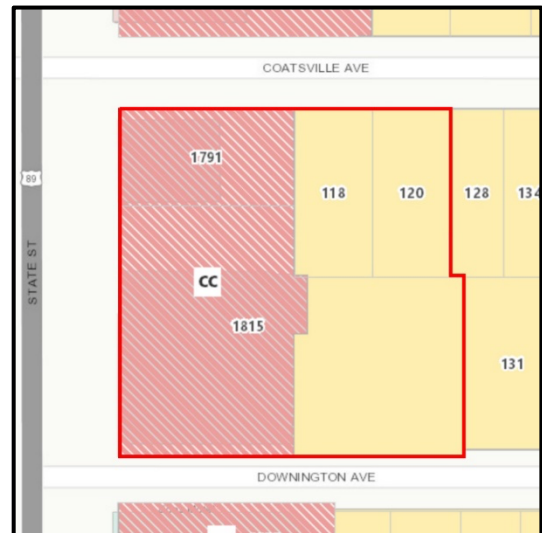
PROJECT DESCRIPTION

Existing Conditions

Matthew Ratelle, representing COLMAVEN, LLC is requesting a zoning map for the following four properties:

- 118 E Coatsville Avenue - property is zoned R-1/5000 and contains a single-family dwelling.
- 120 E Coatsville Avenue - property is zoned R-1/5000 and contains a single-family dwelling.
- 1791 S State Street - property is zoned CC and contains a commercial building.
- 1815 S State Street - property is zoned CC and R-1-5000 and contains a commercial building.

If approved, the proposal would rezone these properties to RMU (Residential/Mixed Use) to facilitate the construction of a mixed-use development. The applicant has indicated that they intend to convert the existing furniture store at 1815 S State St into a “restaurant, retail, and coworking space” and demolish the other structures to build a new 150-unit apartment building with ground floor commercial space. A formal development proposal has not been submitted at this time.



Proposed Zoning Map Amendment

The RMU zoning district allows for many nonresidential uses, and there is no requirement to include residential uses in new development in this zone. 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 for the loss of residential units at 118 & 120 E Coatsville Avenue. Housing Loss Mitigation Plans are reviewed by the city’s Planning Director and the Director of Community and Neighborhoods. The proposed plan includes a housing impact statement and a method for mitigating residential loss.

HOUSING IMPACT STATEMENT

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;

The proposal could potentially increase traffic and parking demand, pedestrian activity, and noise and light pollution in the area. However, the site is located on State Street, which is an arterial street that could accommodate additional traffic. If redevelopment of the site is properly buffered, it would create minimal impacts to the nearby single-family neighborhood.

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

118 and 120 E Coatsville Avenue are targeted for demolition with this proposal. Each property contains one single-family dwelling.

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;

The applicant has indicated that the fair market value of each single-family dwelling is **\$300,000**.

According to Salt Lake County Assessor Records, the building value of 118 E Coatsville Ave is **\$121,100**, and the building value of 120 E Coatsville Ave is **\$95,000**.

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

The proposed rezone would see approximately 27,920 square feet of land converted from R-1/5,000 to R-MU. 14,960 sq ft is included in the 1815 S State Street property, which is not being used as residential. 118 and 120 E Coatsville Avenue combined, contain 12,960 sq ft.

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

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

A. Replacement housing,

B. Fee based on difference between housing value and replacement costs,

C. Flat mitigation fee.

Discussion:

Option A - The applicant has chosen option A, which addresses the change in zoning by providing replacement housing. While two single-family dwellings will be demolished, the applicant intends to build 150 multifamily units if the zoning amendment is approved.

Option B - Under this option, the applicant would pay into the City's Housing Trust Fund an amount calculated as the difference between the market value of the two homes, as determined by the Salt Lake County Assessor's Office, and the replacement cost of building two new dwelling units of similar size and meeting all existing building, fire and other applicable law (excluding land value).

According to Salt Lake County Assessor Records, the building value of 118 E Coatsville Ave is \$121,100, and the building value of 120 E Coatsville Ave is \$95,000. This does not include the market value of the land.

The replacement cost is calculated using the Building Valuation Data published by the International Code Council. The most recent data from the ICC was published in August 2022 and indicates that the construction cost per square foot for R-3 (One- and Two-family Dwellings) Type VB is \$166.08/SF of finished floor area and \$31.50/SF of unfinished floor area. This rate takes into account only the costs of construction and does not include the land costs. Type VB is the typical construction type for residential buildings due to the use of the building and the occupant load.

Market value of the properties (based on County assessment):

- 118 E Coatsville Ave: \$121,100
- 120 E Coatsville Ave: \$95,000

Replacement costs:

- **118 E Coatsville Ave**
 - 835 SF finished (x \$166.08) + 823 SF unfinished (x \$31.50)
 - $138,676.80 + 25,924.50 = \$164,601.30$
 - Difference: **-\$43,501.30**
- **120 E Coatsville Ave**
 - 980 SF finished (x \$166.08) + 980 SF unfinished (x \$31.50)
 - $162,758.40 + 30,870 = \$193,628.40$
 - Difference: **-\$98,628.40**

Because the replacement costs exceed the market value of both single-family homes, no mitigation fee would be required.

FINDINGS

The petition to rezone these four properties to RMU is not anticipated to have a negative impact on the City's existing housing stock. While the applicant is proposing to demolish the houses at 118 and 120 E Coatsville Ave, they plan to add additional housing units to the properties. Since the replacement costs exceed the market value of the two single-family homes, the applicant is not required to replace the housing units nor make a contribution to the City's Housing Trust Fund. Although not required, the Council may choose to require a development agreement for the replacement of at least two dwelling units as a condition of approval.

DETERMINATION OF MITIGATION

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



Blake Thomas
Director of Community and Neighborhoods

Date: 1/10/2023



120 E Coatsville Ave – to be demolished



118 E Coatsville Ave – to be demolished



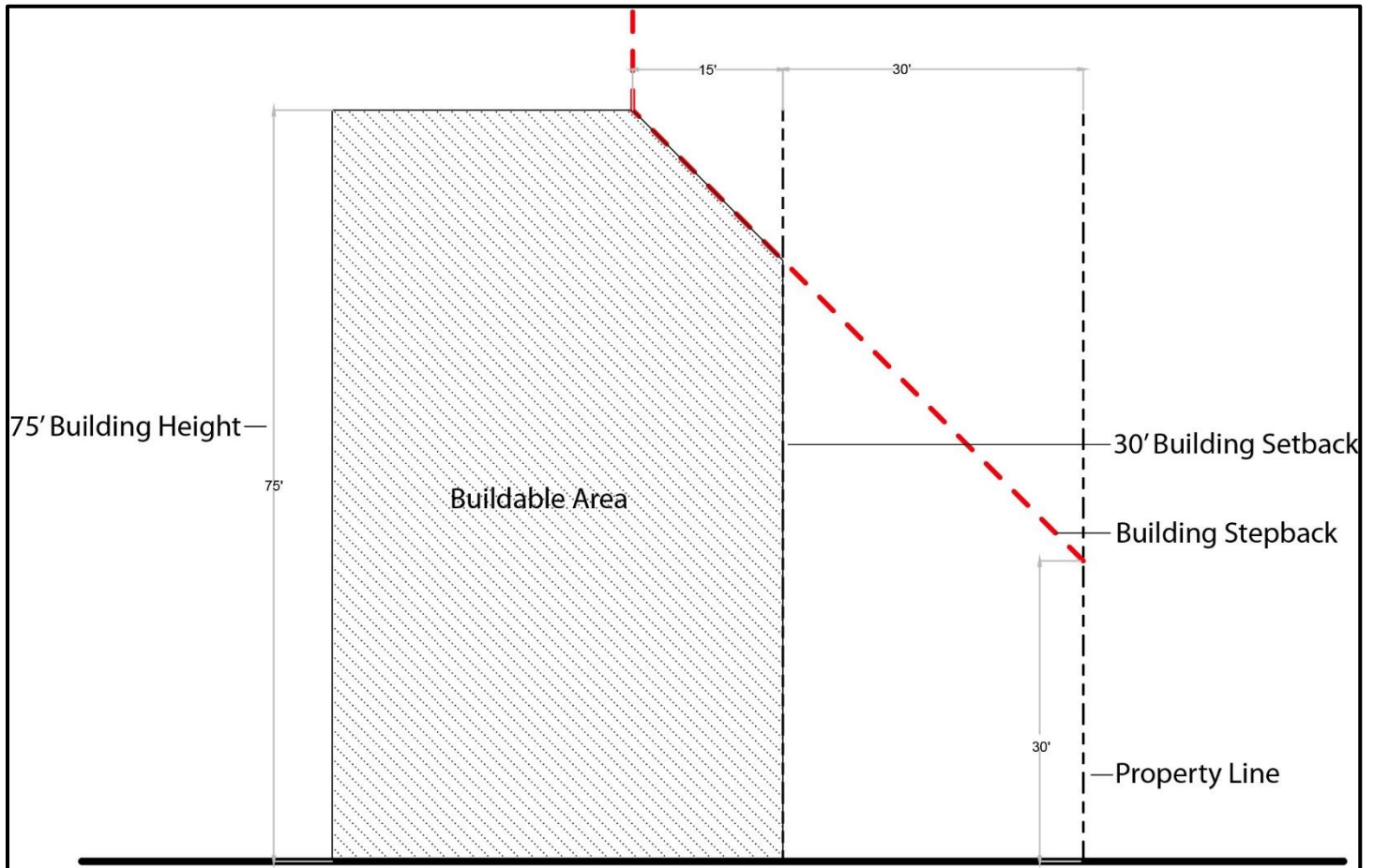
1815 S State St – to be repurposed



49 ***1791 S State St – to be demolished***

ATTACHMENT G – Step back Condition

The following graphic has been provided by the applicant to visually demonstrate how the step back requirement discussed in [Key Consideration 1](#) would apply to their proposal



ATTACHMENT H – 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:

- November 29th, 2022 – Staff sent the 45 day required notice for recognized community organizations to the Community Councils. No comments were received.
- November 30, 2022 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- November 30th, 2022– The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- April 25th, 2023
 - Public hearing notice sign posted on the property
- April 26th, 2023
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Project Chronology

- October 31st, 2022 -Applications submitted.
- November 17th, 2022 -Petition assigned to staff.
- November 28th, 2022 - Petition routed for Department Review Comments.
- November 29th, 2022 -Information about the proposal was sent to the Chair of the Liberty Wells and Ballpark Community Council to solicit public comments and start the 45-day Recognized Organization input and comment period.
- November 30th, 2023 -Early notification sent to residents and property owners within 300 feet of the project site.
- January 16th, 2023 - 45-day public comment period for recognized organizations ended. The online open house period ended.

Public Input:

The following comments were received during the public engagement process:

- I live next to the proposed construction and while I understand that the owners have a right to build on their property I have a few concerns. 1-The proposed height is not in any buildings near by on State St. I am fine with 93 units but not 150. The Capital Home Apartments on 1749 south State Street are high enough. Four (4) floors are fine but not 7 floors. I don't particularly feel comfortable with people being able to look into my back yard with no chance of privacy for me. 2-With the apartments going next to my property I would like to have a solid block fence between the properties to help mitigate the trash out of my yard and to help protect us from any riffraff. 3-Concerns of parking on the street as we already have problems with that already. With tenants parking on the street it leaves little room for visitors to park. Again I understand that the owners have a right to build, but please don't forget that home owners have concerns that should be taken into consideration as well. Photos can be provided to show what I'm talking about can be provided.
- I live on Coatsville Ave and 200e, about a block away from the proposed rezone. I wanted to submit a comment in support of the Maven State rezone. This section of State Street is all potential and current zoning doesn't let the corridor live up to its potential. This rezone would reactivate this space and be a huge value add for the neighborhood. As a neighborhood resident, I'm in support of densification of this neighborhood, especially along State Street. This will help provide foot traffic and safety for the area as well as add to our housing stock. I'm not sure if this can be part of your recommendation, but I would love to see a mid block crossing at Coatsville or Downington on State Street to support the increased foot and bike traffic these new developments will draw. I'm very excited for the potential of this project!

- My name is Thomas J. Gugerty III, and as a property owner at 242 E. Coatsville I am writing in support of the proposed rezone of the properties on Coatsville and State Street under petition numbers PLNPCM2022-00998 & PLNPCM2022-00999. I believe this could help not only liberty wells but also help connect us better to the ballpark community. I think this could be a foundation to help this specific area that is greatly in need of some revitalization.
- As an owner and resident of adjacent property, I oppose the rezoning. While I am in favor of changing the current property zoning, I am strongly against making it R-MU. When I bought my house, I understood the commercial space could be turned into something larger, but I also bought it with the expectation that the residential zone next to me would not allow the larger structure to directly tower over my yard. Turning the current commercial zone into "retail spaces, co-working office spaces, and a restaurant" sounds lovely. The "150+ unit mixed-use apartment building" does not. With the current parking lot and how dark it is, my family can sit on our porch and see the stars and watch bats fly by in the evening. R-MU says nothing about light pollution. As for adequacy of roadways, Coatsville and Downington are quiet streets that kids ride their bikes on. Once you get past the commercial zone next to State St, available parking is already hard to find along the roads and we frequently have to wait for delivery vehicles that are blocking the way as they drop off packages. Building something that fit R-1/5,000 would not increase traffic or light enough to make a noticeable difference. Anything needing an R-MU zone would. I also do not have trust in the new development company caring about the neighborhood after reading the description of the current property. It does not match what I have seen, but is instead written to make it appear as if any change is good for the neighborhood. It says there was a restaurant at 1791 S State, but that was only stores for at least 15 years with the previous owner attempting to turn it into a restaurant without proper permits. The houses at 118 + 120 E Coastville Ave are listed as abandoned, but there were people living in them until the last sale. There was even a hispanic family that rented inflatable bounce houses for birthday parties. I have no confidence that the "150+ unit mixed-use apartment building" they want to build will provide enough off-street parking, have any regard for pollution or the increase in traffic on Coatsville and Downington, or even have enough units with an adequate number of bedrooms and low enough pricing for families to live in it. It will be another rental property for young people that have no long term interest in the neighborhood or the ability to stay if they decide to start a family. A 75 foot max height is too high when directly next to single family homes. I feel the rezoning would decrease my property value and make the area less safe for children with the large increase in traffic on the side streets. I've seen the results of enough rezonings in the last 10 years to know nothing good for the neighborhood would come from R-MU. It would negatively affect the neighborhood more than the trash that blows into our yards from the homeless camps on the currently unkept property. To summarize, for the future of the city, the zoning needs to be changed, but not to R-MU. Instead, R-MU-35 or R-MU- 45 would be appropriate and better for every person living here now and in the future. The only party it would not be better for than R-MU is the company wanting the zoning change.

ATTACHMENT I – 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/scott.weiler@slcgov.com):

No objections to the proposed Zone Change & Master Plan Amendment.

Fire (Douglas Bateman/douglas.bateman@slcgov.com):

Additional comments may arise with development or building permit application, up to and including fire department access roads, aerial access, high rise requirements, etc

Building (Heather Gilcrease/heather.gilcrease@slcgov.com):

There are no comments for building code during this phase of the development process.

Transportation (Kevin Young/kevin.young@slcgov.com):

Transportation has no issues with or comments regarding the proposed zoning map amendment and master plan amendment.

- The following need to be provided to ensure SLC standards are met:

- ADA parking stall and access aisle dimensions, signage, and markings.
- Parking stall width and length dimensions and drive aisle width dimensions. Any parking stalls adjacent to a wall or a column must be 1' wider than the standard width. (21A.44.020)
- Signage and/or pavement markings for electric vehicle parking spaces indicating exclusive availability for electric vehicles (see 21A.44.050.B.2).
- Bike rack installation (See SLC Transportation Standard Detail, F1.f2, "Bicycle Parking" @ <http://www.slcdocs.com/transportation/design/pdf/F1.f2.pdf>.)

- Work that impacts the public way may require a traffic control/barricade permit. The Transportation Division should be contacted at 801-535-6630 to verify the need for a permit.

- State Street is under the jurisdiction of UDOT. Any access or other issues impacting State Street will need to be submitted to UDOT for approval.

Urban Forestry (Rick Nelson/rick.nelson@slcgov.com):

Urban Forestry has no specific concerns with the proposed amendment, but does request that one street tree be planted in the public ROW for every 30' of street frontage surrounding the property as is required by city code. Please keep this in mind as design reviews move forward.

Housing Stability (Tony Milner/tony.milner@slcgov.com):

Housing Stability Division's comments on the rezone request of the Maven State, 1815 South State project, in relation to *Growing SLC: A Five Year Housing Plan, 2018-2022*. Housing Plan link, http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf:

Salt Lake City is committed to increasing mixed-income and mixed-use developments, increasing the number of affordable/income-restricted units, and increasing equity in all housing. The developers stated intention to dedicate a portion of the proposed 150 new residential units as affordable units is in alignment with the *Growing SLC* housing plan.

Recommendations:

- We encourage the developer to review the City’s available fee waivers and low-interest loan products that support the development and operations of affordable units.
<https://slcrda.com/wp-content/uploads/2021/03/SLC-Affordable-Residential-Developers-Guide-2019-v1.pdf>
 - For example: Code 18.98.060: *EXEMPTIONS: “E. The following housing may be exempt from the payment of impact fees, to the following extent: 1. A one hundred percent (100%) exemption shall be granted for rental housing for which the annualized rent per dwelling unit does not exceed thirty percent (30%) of the annual income of a family whose annual income equals sixty percent (60%) of the median income for Salt Lake City, as determined by HUD;”*
- We encourage the developer to include units with 3 or 4 bedrooms to provide a wider range of rental options for the City and support families with children looking to live in the City.
- We encourage the developer to include units with accommodations and amenities in alignment with the Americans with Disabilities Act, such as: door openers, wider door frames, grab bars, and roll-in showers to benefit residents with temporary or long-term mobility difficulties.

Sustainability (Chris Bell/Christopher.Bell@slcgov.com):

Although I don’t believe this property would qualify for service through our Division, regardless I believe there is some language in Title 21A (I believe I have that correct, but please check me) of your planning code that requires designating space for both waste and recycling containers of adequate capacity to capture the generated volume of both these streams. From the initial renderings, it does not appear they’ve addressed this requirement.

Police (Scott Mourtgos/scott.mourtgos@slcgov.com):

No specific comments on this particular proposal. However, I did want to point out one issue, if this mixed-use rezoning will result in additional apartments (I couldn’t verify this with my reading of the request). I’m not sure what the mechanism for this suggestion is. I also realize you don’t have a direct say in this request. However, with the rate of apartments/condos going up in this city, we need to start having a mechanism for some sort of development fee to fund new police officer positions. Our agency is already taxed beyond its personnel limit. We must start building police personnel funding into new developments increasing SLC’s population.

Economic Development (Peter Makowsk/peter.makowski@slcgov.com):

Thank you for including us in your review. Economic Development has no comments on this project. Thanks!

Public Lands (Kristin Riker/kristin.riker@slcgov.com):

No comments from PL. Thank you.

Public Utilities (Kristeen Beitel/kristeen.beitel@slcgov.com):

Public Utilities has no issues with the proposed zoning map and master plan amendment. There are public utilities available in State Street, Coatsville Avenue, and Downington Avenue. System upgrades may be required to support the development and will be determined during building permit review.

Additional comments have been provided to assist the applicant in developing this site. Comments were also provided under DRT2022-00225 in August.

The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.

- Parcels must be consolidated prior to permitting.
- Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Grading plans should include arrows directing stormwater away from neighboring property. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide (<http://www.slcdocs.com/utilities/PDF%20Files/SLC%20Design%20Process%20Manual.pdf>) for utility design requirements. SLCDPU Standard Practice No. 5 specifically addresses required standard materials and appurtenances. Other plans such as erosion control plans and plumbing plans may also be required, depending on the scope of work. Submit supporting documents and calculations along with the plans.
- The water main in State Street is a 12” CIP built in 1953. The water main in Coatsville is a 6” CIP built in 1923. The water main in Downington Ave is a 6” MJ main built in 1957.
- The sewer main in State Street is a 12” CIPP built in 2007. The sewer main in Coatsville is an 8” VCP built in 1925. The sewer main in Downington Street is an 8” VCP built in 1921.
- Applicant must provide fire flow & culinary water and sewer demands to SLCDPU for review. The public water and sewer system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner’s expense.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.
- An exterior, below-grade grease interceptor is required for all food service and food preparation applications. Plumbing fixtures in the kitchen must be treated to remove solids and grease prior to discharge to the sanitary sewer. The interceptor must be sized by a licensed design professional. A 4ft diameter sampling manhole must be located downstream of the interceptor and upstream of any other connections.
- Covered parking area drains are required to be treated to remove solids and oils prior to discharge to the sanitary sewer. These drains cannot be discharged to the storm drain. Use a sand/oil separator or similar device. A 4ft diameter sampling manhole must be located downstream of the device and upstream of any other connections.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4). This permit was updated with this requirement in June 2021. The applicant will need to provide options for stormwater treatment and retention for the 80th percentile storm. If additional property is not available, there are other options such as green roof or other BMP's. Lack of room or cost is generally not an exception for this requirement. If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were considered and why these were not deemed feasible. Please verify that plans include appropriate treatment measures. Please visit the following websites for guidance with Low Impact Development:
<https://deq.utah.gov/water-quality/low-impact-development?form=MY01SV&OCID=MY01SV>

and <https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2019-000161.pdf?form=MY01SV&OCID=MY01SV>.

- Stormwater detention is required for this project. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100-year 3-hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary, and discussion.
- Projects larger than one acre require that a Stormwater Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review.

From: [REDACTED]
To: [Booth, Meagan](#)
Subject: (EXTERNAL) Maven District Coatsville/Downington areas
Date: Wednesday, December 21, 2022 4:13:08 PM

Hello-

My name is Thomas J. Gugerty III, and as a property owner at [REDACTED] I am writing in support of the proposed rezone of the properties on Coatsville and State Street under petition numbers PLNPCM2022-00998 & PLNPCM2022-00999.

I believe this could help not only liberty wells but also help connect us better to the ballpark community. I think this could be a foundation to help this specific area that is greatly in need of some revitalization.

Thank you,
Tom Gugerty

Sent from my iPhone

From: [Austin Whitehead](#)
To: [Booth, Meagan](#)
Subject: (EXTERNAL) Maven State
Date: Wednesday, December 21, 2022 2:15:44 PM

Hey Meagan,

I live on [REDACTED] about a block away from the proposed rezone. I wanted to submit a comment in support of the Maven State rezone.

This section of State Street is all potential and current zoning doesn't let the corridor live up to its potential.

This rezone would reactivate this space and be a huge value add for the neighborhood. As a neighborhood resident, I'm in support of densification of this neighborhood, especially along State Street. This will help provide foot traffic and safety for the area as well as add to our housing stock.

I'm not sure if this can be part of your recommendation, but I would love to see a mid block crossing at Coatsville or Downington on State Street to support the increased foot and bike traffic these new developments will draw.

I'm very excited for the potential of this project!

Thanks,

Austin Whitehead
[REDACTED]

From: [Robbin Allgood](#)
To: [Booth, Meagan](#)
Subject: (EXTERNAL)
Date: Wednesday, December 28, 2022 1:36:51 PM

PLNPCM2022-00999-Master Plan Amendment. PLNPCM2022-00998-Zoning Map Amendment

I live next to the proposed construction and while I understand that the owners have a right to build on their property I have a few concerns. 1-The proposed height is not in any buildings near by on State St. I am fine with 93 units but not 150. The Capital Home Apartments on 1749 south State Street are high enough. Four (4) floors are fine but not 7 floors. I don't particularly feel comfortable with people being able to look into my back yard with no chance of privacy for me. 2-With the apartments going next to my property I would like to have a solid block fence between the properties to help mitigate the trash out of my yard and to help protect us from any riffraff. 3-Concerns of parking on the street as we already have problems with that already. With tenants parking on the street it leaves little room for visitors to park. Again I understand that the owners have a right to build, but please don't forget that home owners have concerns that should be taken into consideration as well. Photos can be provided to show what I'm talking about can be provided.

Robbin Allgood
Thank you,.

Ovenden, Trevor

From: Booth, Meagan
Sent: Tuesday, January 17, 2023 9:13 AM
To: Ovenden, Trevor
Subject: FW: (EXTERNAL) Comments on PLNPCM2022-00998 and PLNPCM2022-00999

FYI

From: Tim Redmond [REDACTED]
Sent: Sunday, January 15, 2023 2:45 PM
To: Booth, Meagan <meagan.booth@slcgov.com>
Subject: (EXTERNAL) Comments on PLNPCM2022-00998 and PLNPCM2022-00999

As an owner and resident of adjacent property, I oppose the rezoning. While I am in favor of changing the current property zoning, I am strongly against making it R-MU.

When I bought my house, I understood the commercial space could be turned into something larger, but I also bought it with the expectation that the residential zone next to me would not allow the larger structure to directly tower over my yard. Turning the current commercial zone into "retail spaces, co-working office spaces, and a restaurant" sounds lovely. The "150+ unit mixed-use apartment building" does not. With the current parking lot and how dark it is, my family can sit on our porch and see the stars and watch bats fly by in the evening. R-MU says nothing about light pollution. As for adequacy of roadways, Coatsville and Downington are quiet streets that kids ride their bikes on. Once you get past the commercial zone next to State St, available parking is already hard to find along the roads and we frequently have to wait for delivery vehicles that are blocking the way as they drop off packages. Building something that fit R-1/5,000 would not increase traffic or light enough to make a noticeable difference. Anything needing an R-MU zone would.

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A 75 foot max height is too high when directly next to single family homes. I feel the rezoning would decrease my property value and make the area less safe for children with the large increase in traffic on the side streets. I've seen the results of enough rezonings in the last 10 years to know nothing good for the neighborhood would come from R-MU. It would negatively affect the neighborhood more than the trash that blows into our yards from the homeless camps on the currently unkept property.

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