

Westside Master Plan Implementation

800 S 900 W and 900 S 900 W Zoning Changes



What is the Project?

The Westside Master Plan adopted in December 2014 identifies the area around 900 West 800 South and 900 West 900 South as a business district where future zoning changes may be supported. Changes may allow new stores, restaurants, services and new residential development. The Planning Division is seeking input from property owners and potentially impacted residents to review possibilities and to provide input and ideas on the rezoning proposal.

The table on the following page shows the allowed uses under the current and proposed zoning designations depicted on the map.

ZONING DISTRICT COMPARISON – EXISTING VERSUS DISTRICTS TO BE CONSIDERED

	R-1/5000 - Single Family Residential EXISTING	FB-UN1 – Form-Based Urban Neighborhood REZONING DISTRICT TO BE CONSIDERED	CB – Community Business EXISTING	RMF-35 - Moderate Density Multifamily Residential EXISTING	R-MU-35 - Residential Mixed Use REZONING DISTRICT TO BE CONSIDERED	RMF-45 - Moderate/ High Density Multifamily Residential EXISTING	R-MU-45 - Residential Mixed Use REZONING DISTRICT TO BE CONSIDERED
Maximum Building Height Allowed	28 feet for pitched roof homes 20 feet for flat roofed homes	2.5 stories – maximum of 30 feet	30 feet	35 feet	35 feet (up to 45 feet through the Conditional Building and Site Design Review process except when next to single or two-family residential) 20 feet max. for commercial buildings	45 feet	45 feet (up to 55 feet through the Conditional Building and Site Design Review process except when adjacent to single or two family residential) 20 feet max. for non residential buildings
ALLOWED USES	BELOW IS A SAMPLE OF THE USES ALLOWED IN THE CURRENT ZONING DISTRICTS AND IN THE ZONING DISTRICTS THAT ARE PROPOSED						
Single Family homes	Allowed	Allowed	Not Allowed	Allowed	Allowed	Allowed	Allowed
Townhomes and Row Houses	Not Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed
Duplex and Twin Homes	Not Allowed	Allowed	Not Allowed	Allowed	Allowed	Not Allowed	Allowed
Mixed Use Development	Not Allowed	Not Allowed	Allowed	Not Allowed	Allowed	Not Allowed	Allowed
Mobile Food Business	Not Allowed	Not Allowed	Allowed	Not Allowed	Allowed	Not Allowed	Allowed
Office – not medical or dental	Not Allowed	Not Allowed	Allowed	Not Allowed	Allowed	Not Allowed	Allowed
Reception Center	Not Allowed	Not Allowed	Allowed	Not Allowed	Allowed	Not Allowed	Allowed
Indoor Recreation	Not Allowed	Not Allowed	Allowed	Not Allowed	Allowed	Not Allowed	Allowed
Restaurant	Not Allowed	Not Allowed	Allowed	Not Allowed	Allowed	Not Allowed	Allowed
Retail Goods and Services	Not Allowed	Not Allowed	Allowed	Not Allowed	Allowed	Not Allowed	Allowed
School	Not Allowed	Not Allowed	Allowed	Not Allowed	Allowed with conditions	Not Allowed	Allowed with conditions
Theatre - Movie	Not Allowed	Not Allowed	Allowed with Conditions	Not Allowed	Allowed with conditions	Not Allowed	Allowed with conditions

Why make the Changes?

Goals of the Westside Master Plan included the following:

- A) Promote reinvestment in the Westside community through:**
 - Changes in land use,
 - Improved public infrastructure and
 - Community investment to maintain the character of Westside's existing stable neighborhoods.
 - Protect and encourage ongoing investment in existing, low-density residential neighborhoods.
- B) Provide compatible and higher density residential development where needed, appropriate or desired.**
- C) Recognize, develop and foster opportunities for unique, mixed use neighborhood and business districts.**
- D) Make the Westside a recreation destination.**
- E) Ensure that all residents and employees in the Westside have access to goods, services and activities and the opportunity to walk or bicycle safely to them.**

Future opportunities and possible changes related to these goals have been identified in these two specific areas:

- **800 South 900 West**
 - Additional retail and services including full-service restaurants
 - A mix of uses including the incorporation of housing
 - Public transportation options and access are important
- **900 South 900 West**
 - Additional small-scale commercial development
 - Increased housing options and variety
 - Access to recreational opportunities with connections between neighborhoods and the business district

Community Connections

- Commercial connections between these intersections should be explored.
- Adding townhomes, small apartment buildings and cottages near the business districts helps to keep housing affordable and supports small, locally-owned businesses.

What are the Issues with the proposed change?

Rezoning of these intersections will help to implement the community vision identified in the West Side Master Plan. Specifically, the rezoning proposal would support the development of mixed use neighborhoods, provide for a variety of housing choices and allow for additional commercial development, a need identified in the plan. These changes, in conjunction with other ongoing City and RDA initiatives will help to make the Westside a recreation destination and provide residents, employees and visitors better access to a full range of goods, services, and activities, which will help to improve the quality of life.

Comments at various community outreach events held in Poplar Grove, Glendale and at the City-County Building have been largely positive and supportive, including those from property owners within the project area. Opponents have cited overall concern about changes which will allow more development density and an increase in traffic and other impacts from that development.

Get Involved and Learn More

- The next opportunity for public involvement will be at the Poplar Grove Community Council meeting on August 24, 2016. Planning staff will be in attendance at the meeting to present the proposal, answer questions and to take public comments. That meeting is scheduled as follows:

Poplar Grove Community Council Meeting

Wednesday, August 24, 2016 – 7:00 PM

Pioneer Precinct

1040 West 700 South

- The rezoning proposal is **tentatively scheduled for a public hearing with the Salt Lake City Planning Commission on Wednesday, September 28, 2016**. Additional information and links to the Planning Commission staff report and other documents will be posted [here](#) when they become available.

Connect

To comment on the proposed changes or to obtain more information, please contact:

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