

Project Description

A statement declaring the purpose for the amendment.

The Westside community identified several existing and potential community nodes during outreach and engagement activities. Some nodes were clearly popular choices: Redwood Road at Indiana Avenue is an example of a potential node that was mentioned.

The two properties that have Parcel #15102050160000 and 15102050170000 located at 835 S Redwood Road and 1668 W Indiana Avenue Salt Lake City, UT, 84104, respectively, are currently zoned as R-1/5000 (single-family residential), and I propose to change the zone to RMU-45.

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

My buildings would support the Westside Master Plan, which designates the intersection of Redwood Road and Indiana Avenue as a "Community Node". Rezoning the property to RMU-45 would allow me to build a complex that supports multi-family apartments and commercial/retail business rather than two single-family homes. Specifically, the ground level of the buildings would be for commercial/retail business. The upper levels would be multi-family apartments. Each floor would have three to four apartments, with either two or three bedrooms and approximately 1200-1400 square feet per apartment. This would promote the desired reinvestment and redevelopment that the Westside Master Plan describes. This location would be appealing to families with easy access to Salt Lake City and the freeway.

These buildings would promote reinvestment and redevelopment in the Westside community through changes in land use, improved public infrastructure, and community investment. Businesses such as grocery stores, clothing stores, fast food and sit-down restaurants, and offices would be convenient for both the nearby single-family homes, multi-family residents, and the nearby industrial employees.

The Westside Master Plan emphasizes the need to "maximize use of property". Allowing property owners at the identified community nodes to take full advantage of their properties to add density and commercial intensity to the area will be the best use for the property and its community. A certain percentage of residential development should be required for developments over a certain size, and the density benchmarks should be between 25 to 50 dwelling units per acre. Developers should be encouraged to aim for three to four stories in height, provided appropriate buffering and landscaping can make the new development compatible with any surrounding single-family development.

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

1 - The other three corners at the intersection of Redwood Road and Indiana Ave. are currently zoned for commercial use. The northwest and southwest corners are already

commercial buildings, and the large property adjacent to the property at the southeast corner is also a commercial building, meaning that it would not be ideal to build two single-family homes at the intersection.

2 - The intersection of Redwood Road and Indiana Ave. is one of the entrances to downtown, so it needs to have an aesthetically-pleasing building to welcome people downtown instead of two simple single-family homes.

3 - Multi-family dwelling units may require less land than a single-family home.

My proposal to rezone the properties will create a new look at the Redwood Road at Indiana Avenue Community Node and also contribute a part to making the Community Node more attractive to the community and also support the designations of the Westside Master Plan's expectations. Because of the reasons stated, my proposal to rezone my properties will benefit the Community Node and its residents.