

715 Gudgell Court – Zoning Map Amendment Narrative (RMF-30 to RMF-35)

Property Information

Property Address: 715 Gudgell Court, Salt Lake City, Utah.

Current Zoning: RMF-30.

Requested Zoning: RMF-35.

This application requests an amendment to the Official Zoning Map for the subject property only.

Purpose and Justification

715 Gudgell Court was created from the subdivision of a property that was originally zoned RMF-35. At the time, the property was changed to RMF-30 because the RMF-35 dimensional standards did not allow the new lot to be created. Since then, Salt Lake City has updated the RMF-35 district to encourage more housing choices, support missing-middle housing, and remove barriers to quality infill development. The standards that led to the original downzoning have changed, making an amendment to RMF-35 consistent with the City's current housing policies and zoning standards.

Future Development Description

The property is intended for future residential development consistent with the RMF-35 zoning district. Final building plans have not yet been completed. Any future development will continue to meet all applicable zoning requirements, building codes, design standards, and City review processes. The current development concept anticipates two residential units with on-site garage parking provided for each home.

Consistency with Surrounding Neighborhood

The subject property is surrounded primarily by RMF-35 zoning. Updating the property's zoning to RMF-35 would bring this parcel into alignment with the surrounding neighborhood instead of leaving it as an isolated RMF-30 lot. The proposed amendment does not introduce a new pattern of development. Instead, it allows the property to develop under the same zoning framework that already characterizes much of the surrounding area, preserving the existing neighborhood character.

Community Benefits

The primary community benefit of this request is to create additional housing opportunities in a part of the city where streets, utilities, parks, transit, and other public services already exist. Rather than expanding development outward, this request allows a vacant parcel to contribute more fully to the City's housing needs while making better use of the infrastructure and services already in place.

The proposed zoning amendment reflects the vision of the Central Community Plan by supporting infill housing, expanding housing choice, and encouraging thoughtful growth within the community. Updating the property's zoning to RMF-35 helps advance those objectives while remaining compatible with the surrounding area, where RMF-35 is already the predominant zoning designation.

It is also worth recognizing that this property was originally zoned RMF-35. The change to RMF-30 was based on dimensional standards that have since been updated by the City. Amending the zoning to RMF-35 reflects those updated standards as well as the City's current approach to providing additional housing opportunities.

During the subdivision process, neighboring property owners expressed support for allowing an accessory dwelling unit on the property. While this application is different from an ADU request, that

feedback indicates the neighborhood is generally supportive of accommodating additional housing on the property when it is thoughtfully integrated into the surrounding neighborhood. RMF-35 simply provides those households with additional flexibility and living space while remaining compatible with nearby development.

The proposed development will create two homes that will be offered for sale, increasing the availability of housing for purchase within Salt Lake City. The homes are anticipated to be functional two-bedroom residences that can accommodate a broader range of households than studio or one-bedroom units, including small families. These features directly support the City's goals of expanding homeownership opportunities and providing a greater variety of housing choices within an established neighborhood.

Existing Conditions and Occupancy Information

The subject property is currently vacant and contains no residential units. There has been no residential occupancy or rental income associated with the property during the previous 36 months.

Conclusion

This request recognizes that the City's housing policies and zoning standards have evolved over time. Rather than expanding development into new areas, it provides an opportunity to add housing within an existing neighborhood in a way that is consistent with the City's long-term vision. Updating the property's zoning to RMF-35 brings it into alignment with the surrounding neighborhood, supports the goals of the Central Community Plan, and creates opportunities for additional housing where the infrastructure and public services already exist. We respectfully believe this is a practical, neighborhood-compatible request that benefits both the property and the broader community.