

PLNPCM2024-01153



# ZONING MAP AMENDMENT

FIRST STEP HOUSE REZONE AT 273 E 800 S

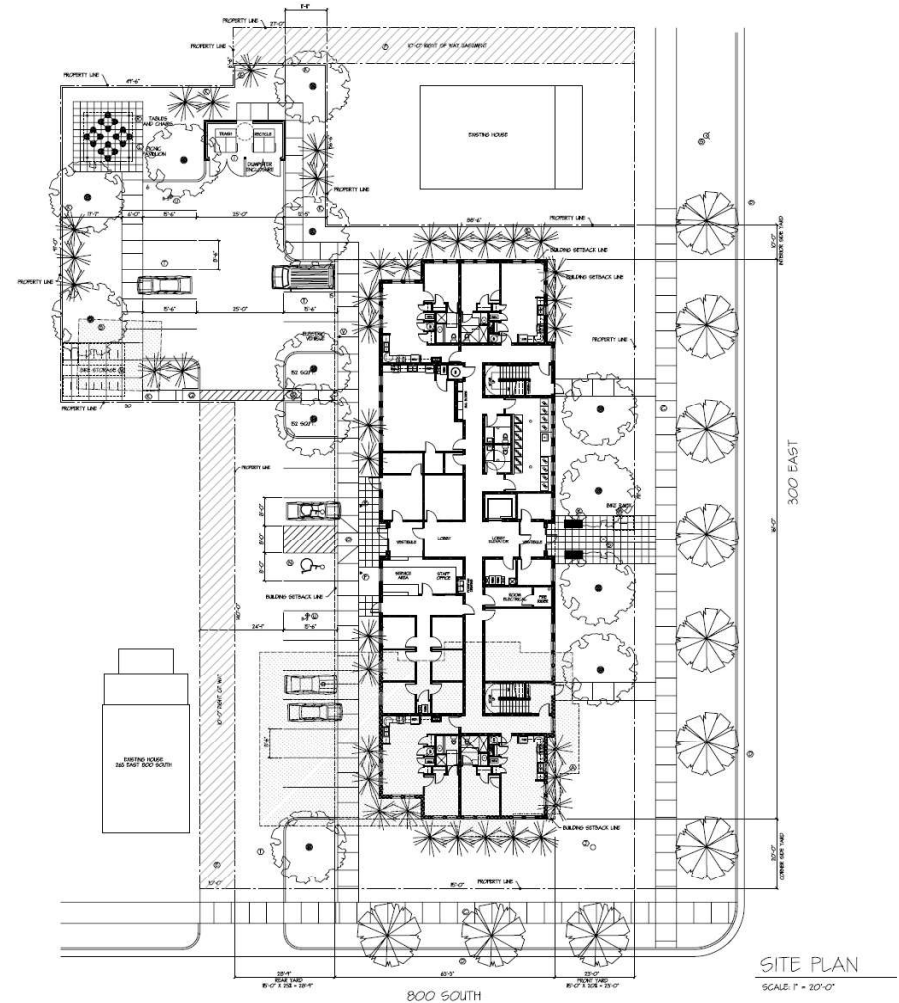
# REQUEST

Harold Woodruff, on behalf of First Step House, is requesting a rezone of the property at 273 E 800 S in order to build deeply affordable housing (30% Area Median Income or below) on the property



# PROPOSED PROJECT

- Four stories
- 34 one-bedroom units
- Available to those making 30% Area Median Income or Below
- Supportive services on-site: move-in orientation, case management, referrals to off-site treatment services if needed, etc.



# EXISTING CONDITIONS



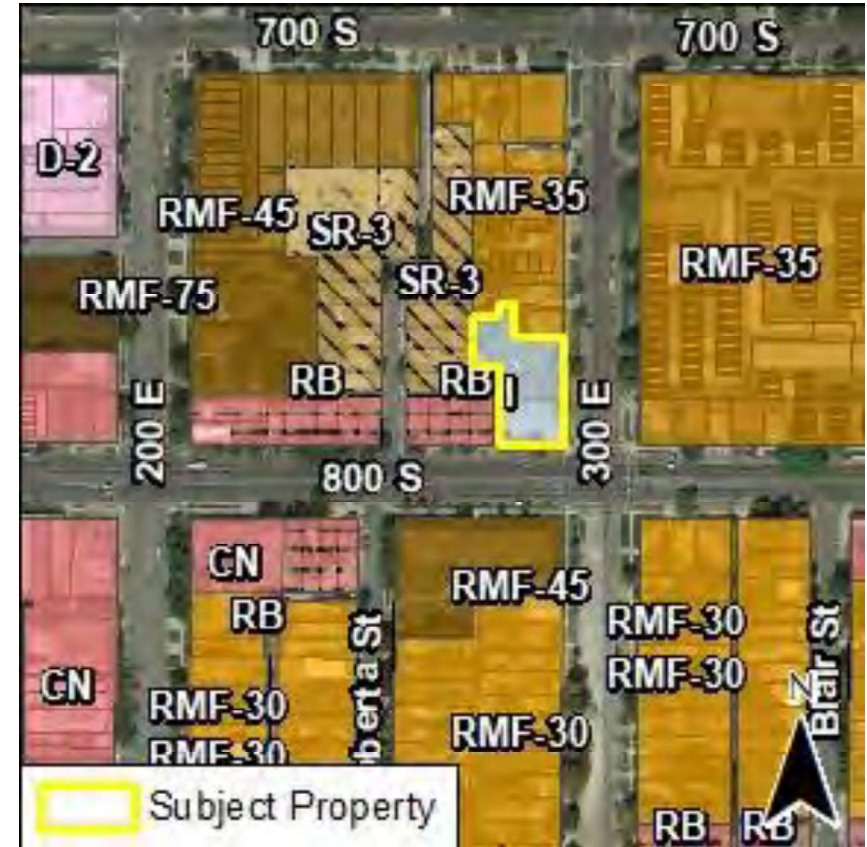


# NEIGHBORHOOD CONTEXT

Subject property is surrounded by:

- RB (Residential Business),
- SR-3 (Special Development Pattern Residential)
- RMF-35 (Moderate Density Multi-Family)
- RMF-45 (Moderate/High Density Multi-Family)

While many adjacent properties still have single-family homes on them, a mix of housing types exists in this neighborhood.



# USES ALLOWED

## Institutional

## RMF-45

- Art gallery
- Bed and Breakfast
- Schools
- Multifamily with adaptive reuse of an existing building
- Living quarters for security guard or caretaker
- Research and development facility
- Reception center
- Meeting hall of membership organization
- Museum
- Hospital
- Laboratory
- Stadiums

- Assisted Living
- Congregate Care
- Daycares
- Nursing care facility
- Urban Farm
- Utility structures
- Government Facility
- Places of Worship

- Group homes
- Multifamily
- Residential support
- Rooming (boarding) house
- Single-family attached
- Single-family detached

# COMPARISON OF TABLES

Zoning Standard	Institutional (Current)	RMF-45 (Proposed)
Maximum Height	35' - up to 75' with Design review	45'
Front yard	20'	25'
Rear yard	25'	30'
Interior yard	20'	8-10'
Maximum Build Coverage	60%	60%
Landscape Buffers	Required when abuts a residential district	Required with abuts single or two family residential district
Uses Allowed	Very limited residential uses	All residential except two-family/twin

# POTENTIAL FUTURE CHANGES TO RMF-45

**The Planning Division is considering combining the RMF-35 and RMF-45 zones**

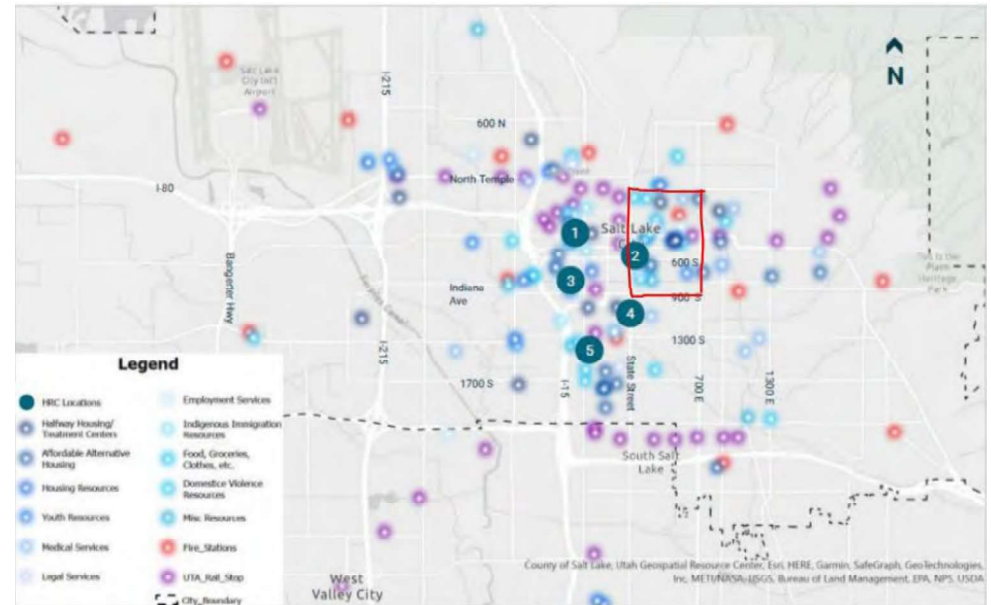
*Possible* proposed changes include:

- **Height** based on building form – 45' for Multifamily
- Addition of **Design Standards** to all buildings, including building materials, ground floor transparency, etc.
- Planning Commission held a public hearing on **March 12, 2025**. The item was tabled and the PC will continue the public hearing and make a recommendation at a later date.
- Applicant is vested to the current zone at the time of Building Permit or Planning Process submittal



# PUBLIC INPUT

- Some residents are in support of providing affordable housing and support the First Step House Organization
- Many have concerns about safety, parking, proximity to the abutting single-family homes, and the high concentration of affordable housing and supportive services in the neighborhood.
- Central City Community Executive Board also expressed these concerns with the project, stating Central City has taken on the burden of these projects which has created a less safe environment for the residents and the populations these services aim to serve





# QUESTIONS AND COMMENTS

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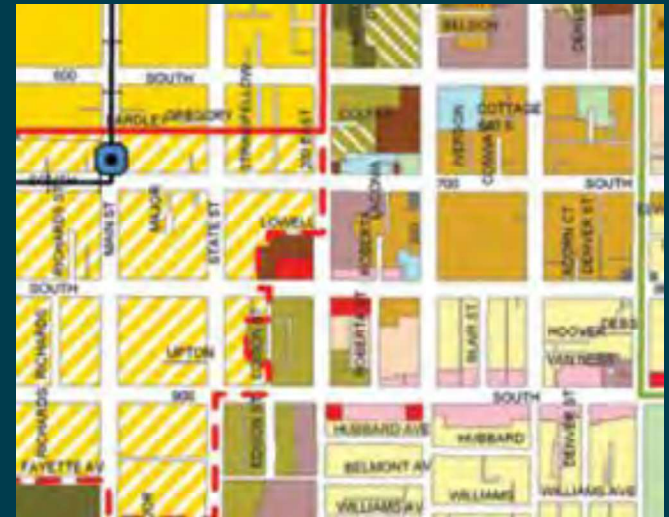
# GENERAL PLAN AMENDMENT

General Plan Amendment is NOT required when:

*A proposed zoning amendment includes a proposal to provide affordable housing that is consistent with the identified need for affordable housing in any housing plan adopted by the city or with any affordable housing policy within the general plan as defined in 19.02.040.*

Deeply Affordable Housing fulfills the goals and policies outlines in

- Plan Salt Lake
- Housing SLC
- Thriving SLC



*Central City Community Future Land Use plan*