

PLNPCM2021-01124/01134

NORTH ROSE PARK LANE ANNEXATION AND ZONING AMENDMENT

2350, 2440, 2441, AND 2462 N ROSE PARK LANE

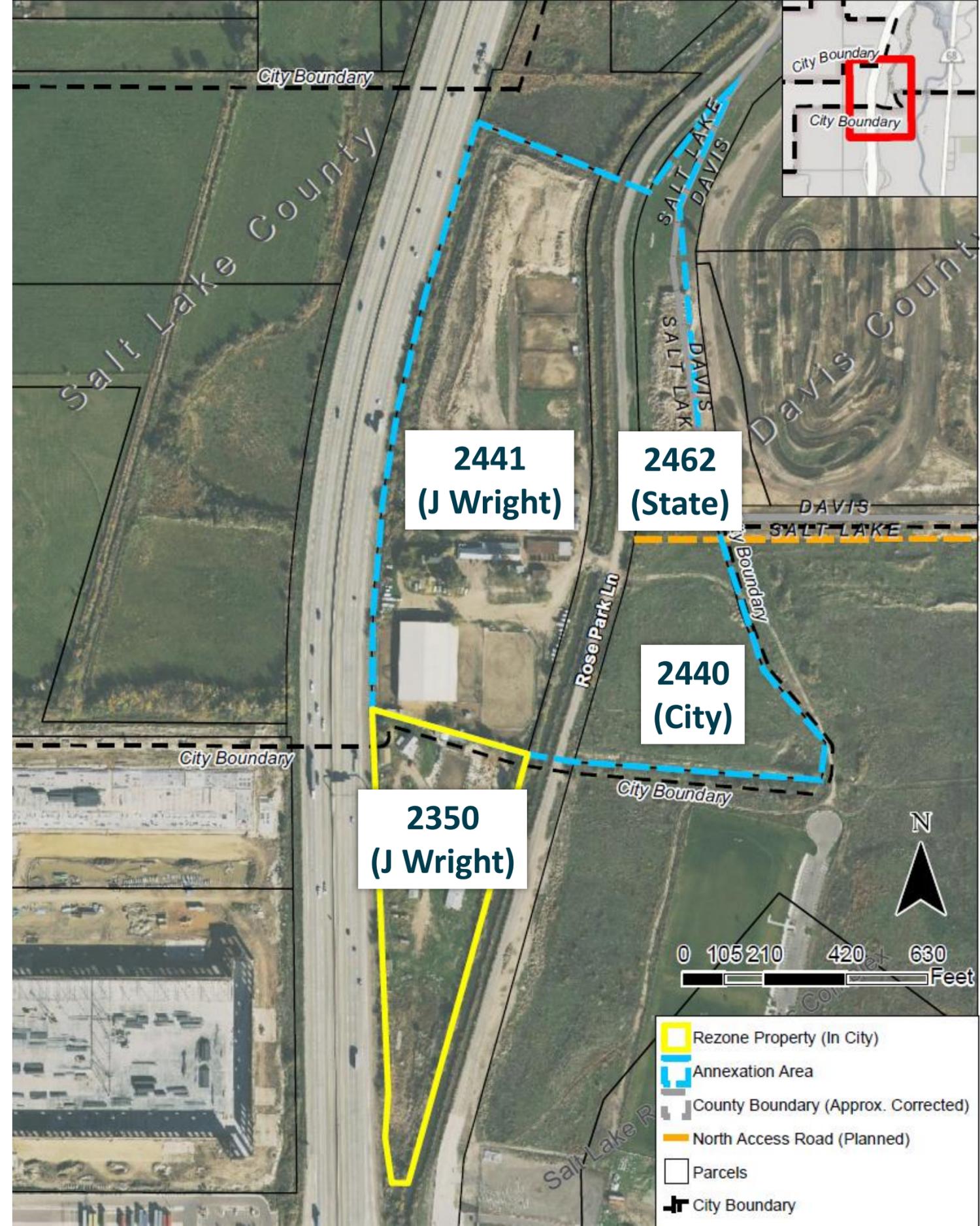
CITY COUNCIL // AUGUST 15, 2023



REQUEST

- Requests by JWright Properties (2350/2441 N)
- Two requests:
 - Zoning Map Amendment (2350 N Rose Park Lane)
 - From AG-2, Agricultural
 - To R-MU, Residential/Mixed Use
 - Annexation from County to City – Zoning Requests
 - Apply R-MU to 2441 N
 - Apply OS to 2462 N
 - Apply OS to 2440 N
- Intended to accommodate an 1,800 unit multi-family development on the 2350 N and 2441 N properties
- City and State properties not involved in development

Planning Commission Recommendation: Denial of annexation and zoning amendment





CONTEXT

-  Rezone Property (In City)
-  Annexation Area
-  County Boundary (Approx.)
-  North Access Road (Planned)
-  City Boundary (Approx.)
-  Parcels



\$1m from State for road planning "Sports Park Blvd"

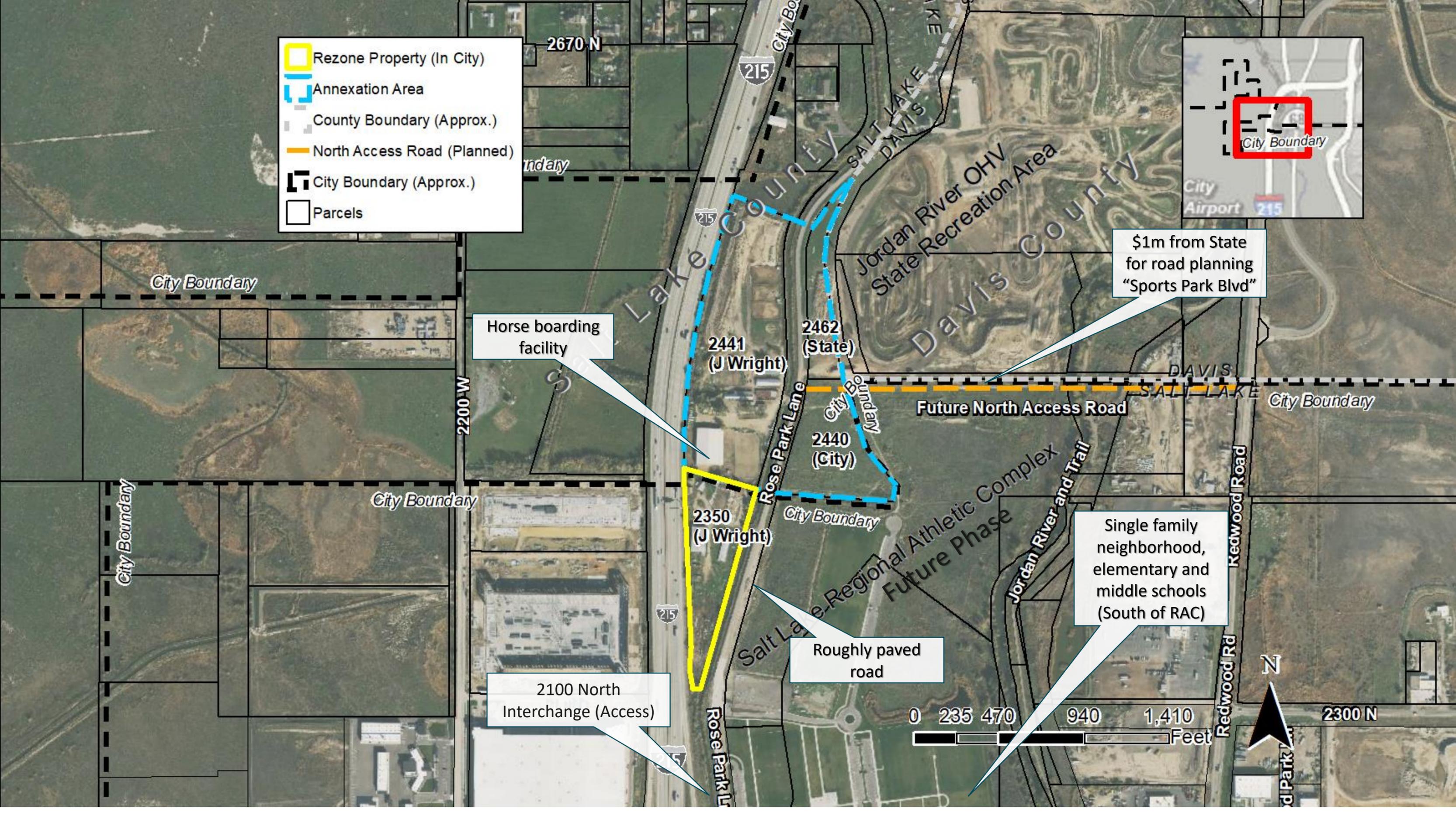
Horse boarding facility

Future North Access Road

Single family neighborhood, elementary and middle schools (South of RAC)

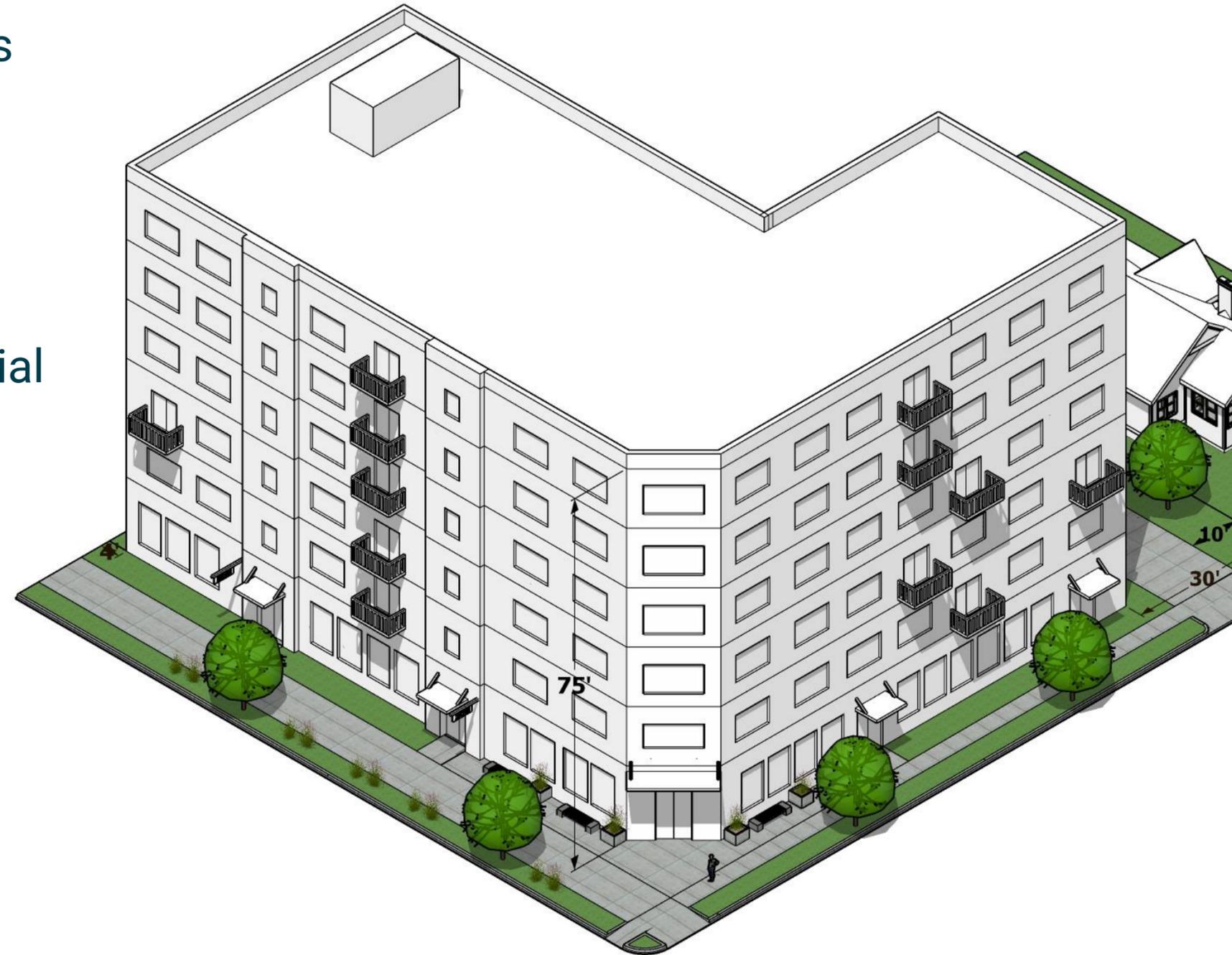
Roughly paved road

2100 North Interchange (Access)



R-MU - RESIDENTIAL/MIXED USE

- Proposed zone for J Wright (private) properties
- 75' height
- Limited front setbacks to engage street
- 20% open space requirement
- Allowed Use Examples:
 - Multi-family and low intensity commercial (i.e. retail, restaurant, office)



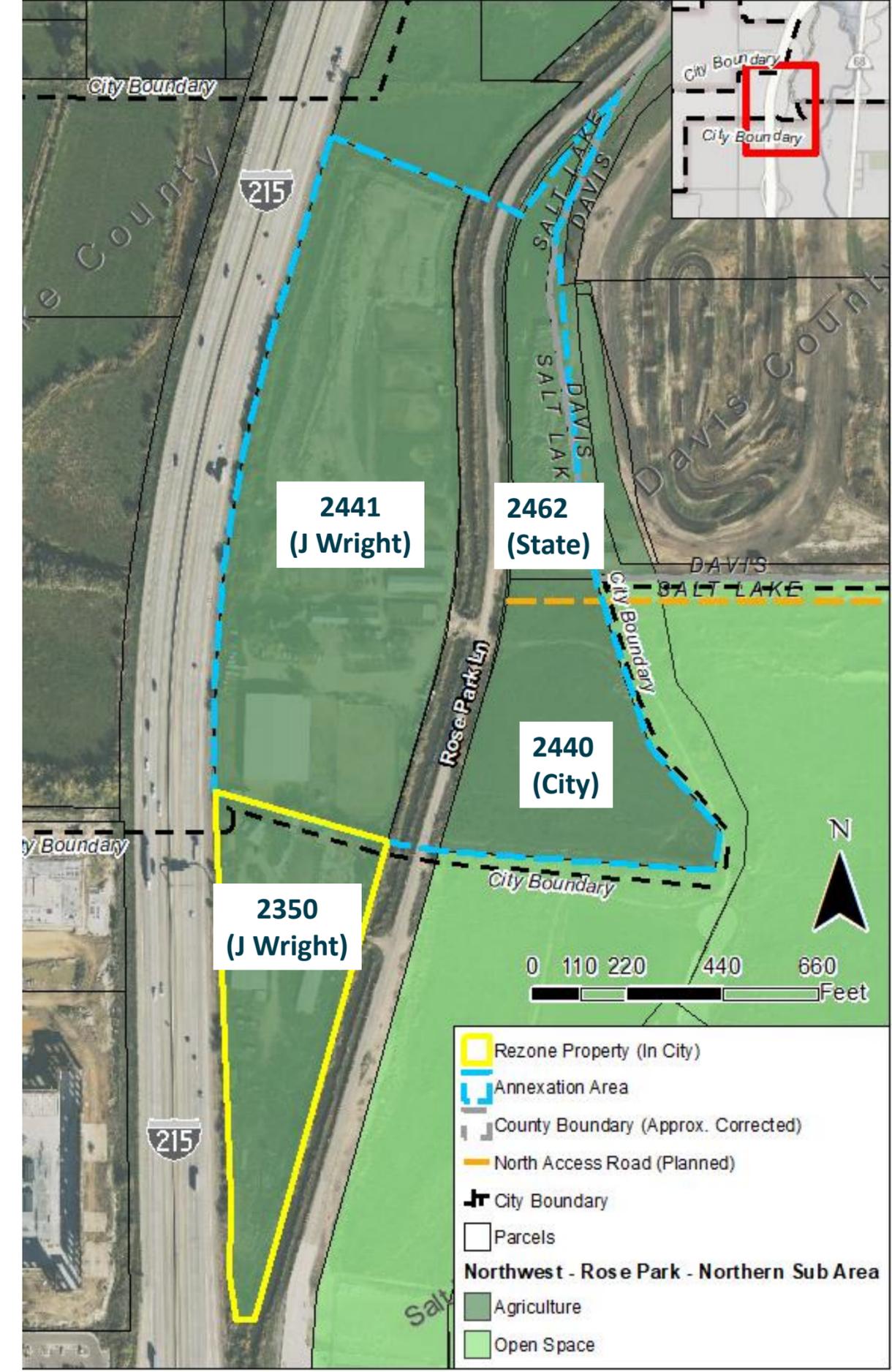
PLAN CONSIDERATIONS

2440 (City) & 2462 (State):

- *Rose Park Plan* (2001) calls for Open Space (OS) or Agriculture (AG)
- Proposed OS – matches City and State use of properties

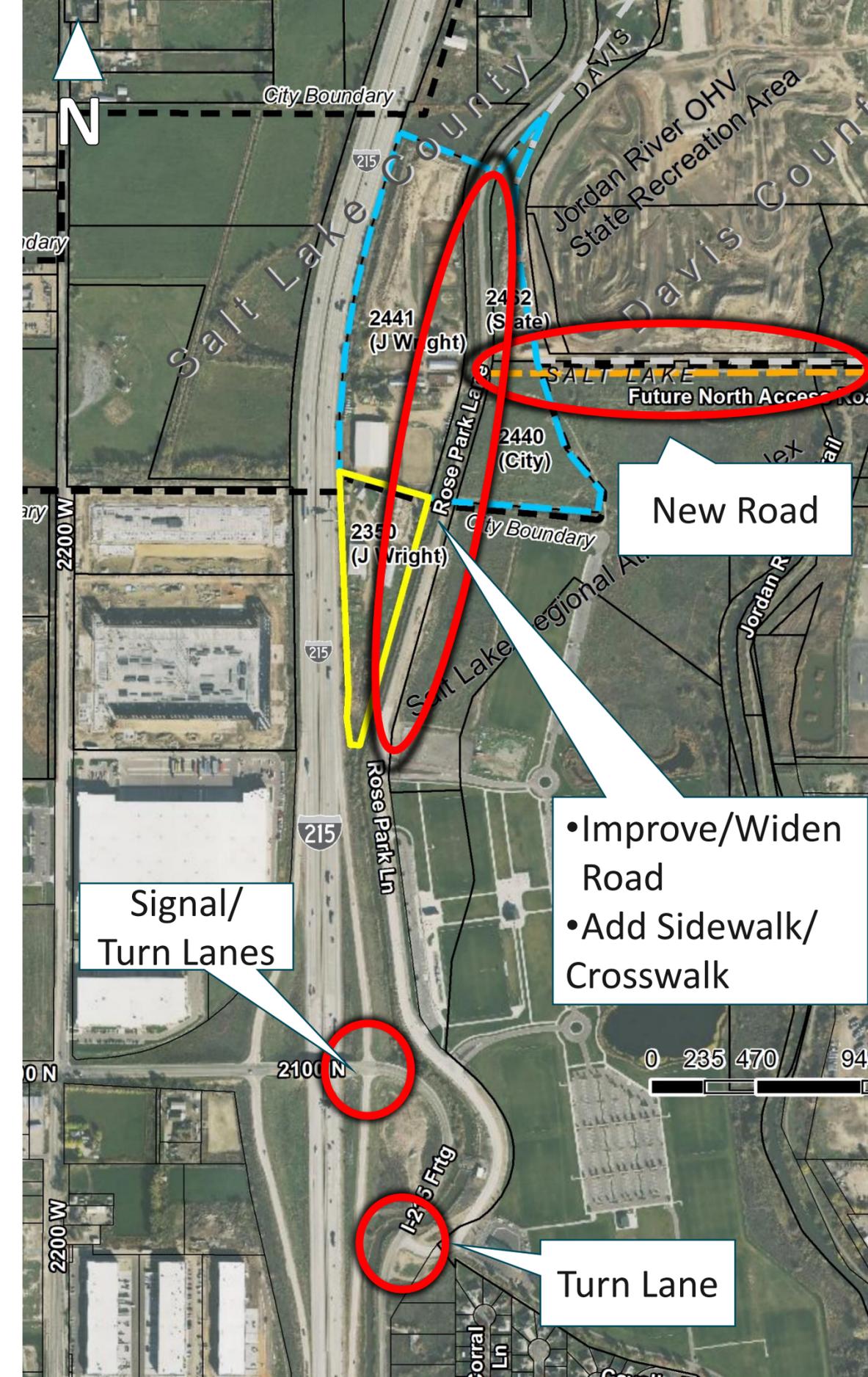
2350 & 2441 (J Wright - Private)

- *Rose Park Plan* policy:
 - Zone properties OS or AG
 - “to be **compatible** with the State recreational (OHV) and open space land uses (RAC)”
- Citywide policies
 - Access to healthy lifestyle/open space (RAC/Jordan River trail)
 - Redevelopment of underutilized property
 - Locating near existing infrastructure (significant planned City improvements – RAC/Sports Park Blvd)
 - Transit access (currently none)



ROAD IMPROVEMENTS & FREEWAY IMPACTS

- Traffic study provided by applicant
- Recommends phased improvements to support development
 - Intersection upgrades, road improvements (500 units)
 - Full build-out only possible if Sports Park Boulevard built
- Freeway noise and air quality impacts
 - Could be mitigated with noise attenuating materials (similar to airport requirements)
 - MERV 13 HVAC filters to reduce pollution
 - Landscaping (trees)



PUBLIC INPUT

- Two letters generally opposed to the residential zone
- One letter with conditions related to health/air quality (freeway)
- Public comments at PC generally opposed (9 comments)
 - Air quality, infrastructure, traffic, RAC access limits

COMMISSION RECOMMENDATION

Recommended denial of zoning and annexation:

1. Rezoning

- Doesn't comply with Rose Park Plan
 - Calls for Open Space or Agricultural zoning.

2. Annexation

- Doesn't align with Plan Salt Lake policies regarding open space/recreation access
 - **Plan Salt Lake emphasizes open space availability – RAC not accessible to general public**
- Doesn't align with 2016 Council Housing Policy Statements that emphasize transit proximity and the livability of neighborhoods.
 - **Transit not available in area**

- **Commission didn't offer concerns with the City and State property annexation/zoning.**

STAFF RECOMMENDATION

Staff recommended approval based on R-MU zone compatibility with RAC, utilization of City improvements (RAC/Sports Park Blvd), and proximity to open space (RAC/Jordan River Trail).

Included 13 conditions:

- Required, phased street improvements (striping, Rose Park Lane, sidewalks, utilities, traffic lights, Sports Park Blvd completion)
- Air quality mitigations (HVAC filters, landscaping)
- Noise mitigations (freeway sound attenuation, OHV park noise notice)
- Setback and parking modifications
- Road construction impact mitigations

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