

NORTH ROSE PARK LANE ANNEXATION AND ZONING AMENDMENT

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

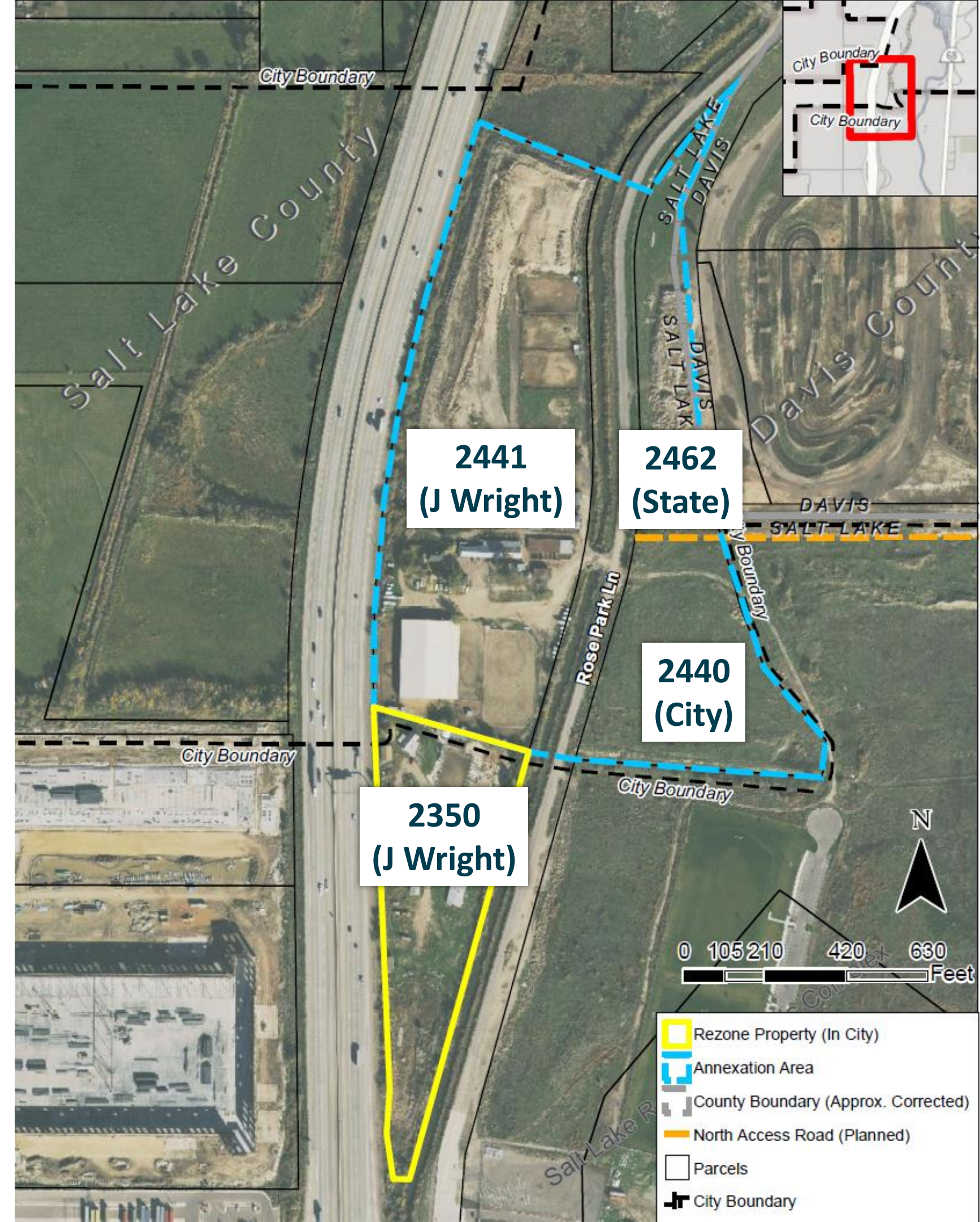
CITY COUNCIL // AUGUST 15, 2023



REQUEST

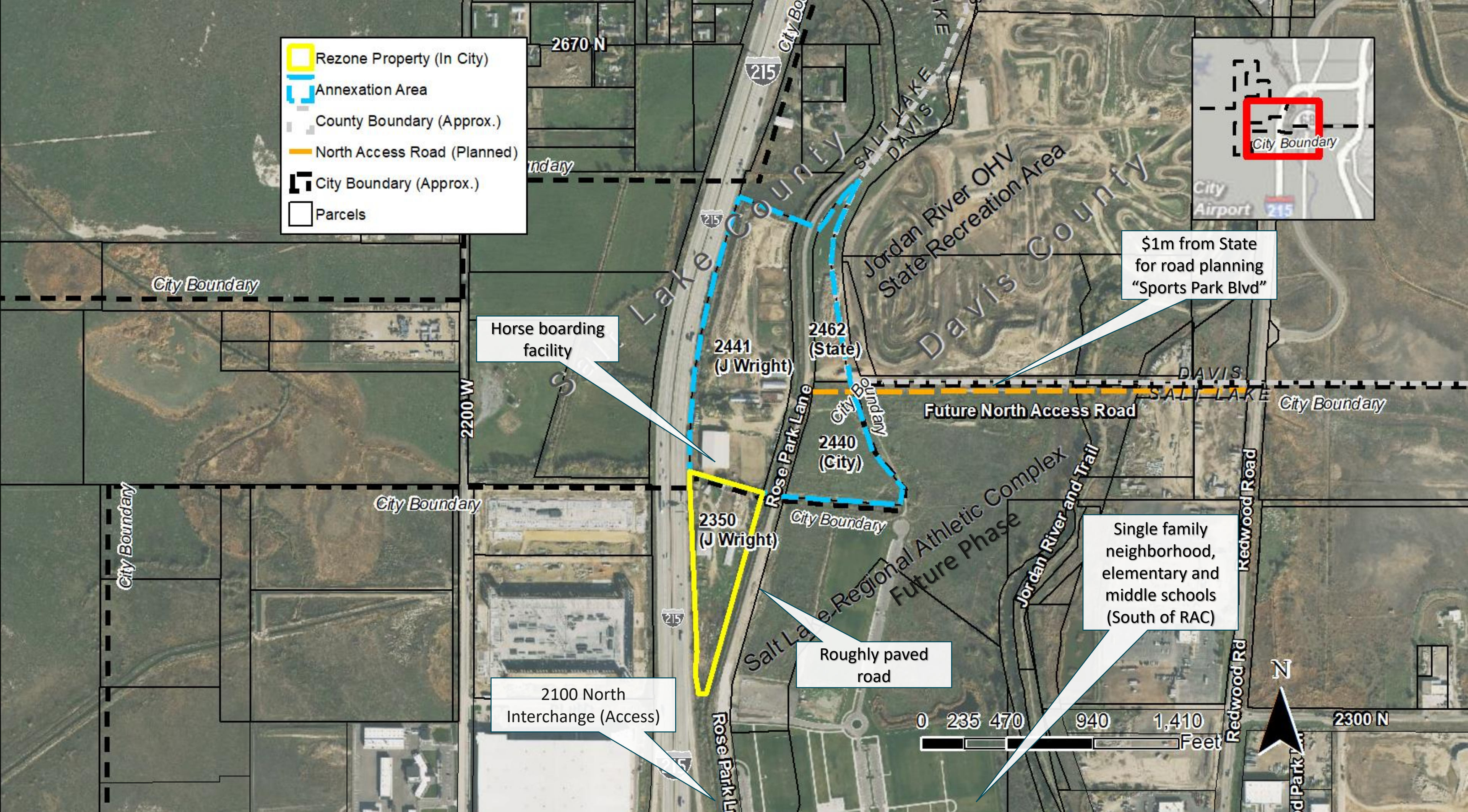
- Requests by JWright Properties (2350/2441 N)
- Two requests:
 - Zoning Map Amendment (2350 N Rose Park Lane)
 - From AG-2, Agricultural
 - To R-MU, Residential/Mixed Use
 - Annexation from County to City – Zoning Requests
 - Apply R-MU to 2441 N
 - Apply OS to 2462 N
 - Apply OS to 2440 N
- Intended 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



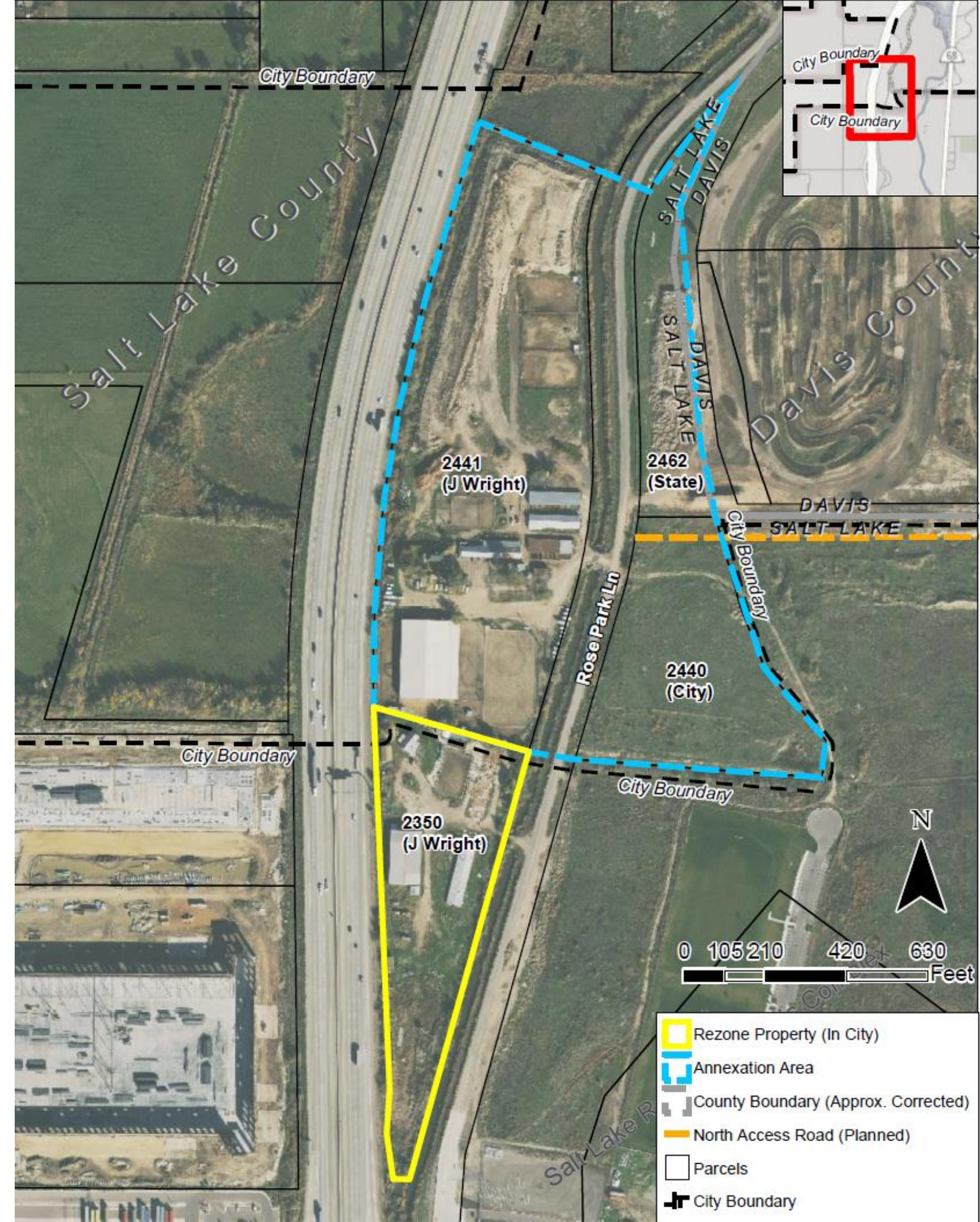
ZONING AMENDMENT & ANNEXATION PROCESS

Zoning Map Amendment

- Requires review against standard City considerations

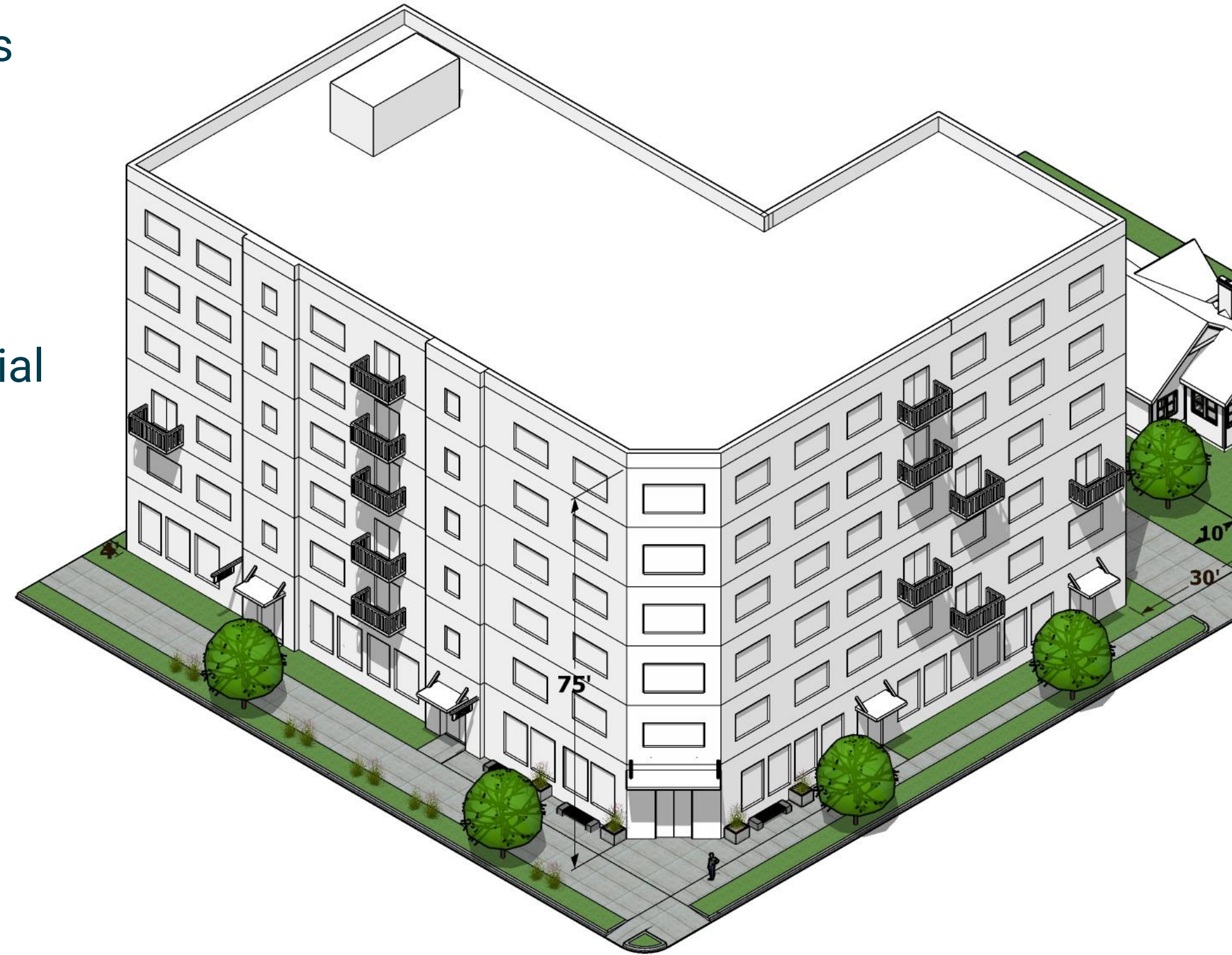
Annexation:

- No consideration standards
- Requires a zone be applied when annexed
- Council forwarded the annexation to Planning Commission for a zoning recommendation
- Staff used considerations for a rezone



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)



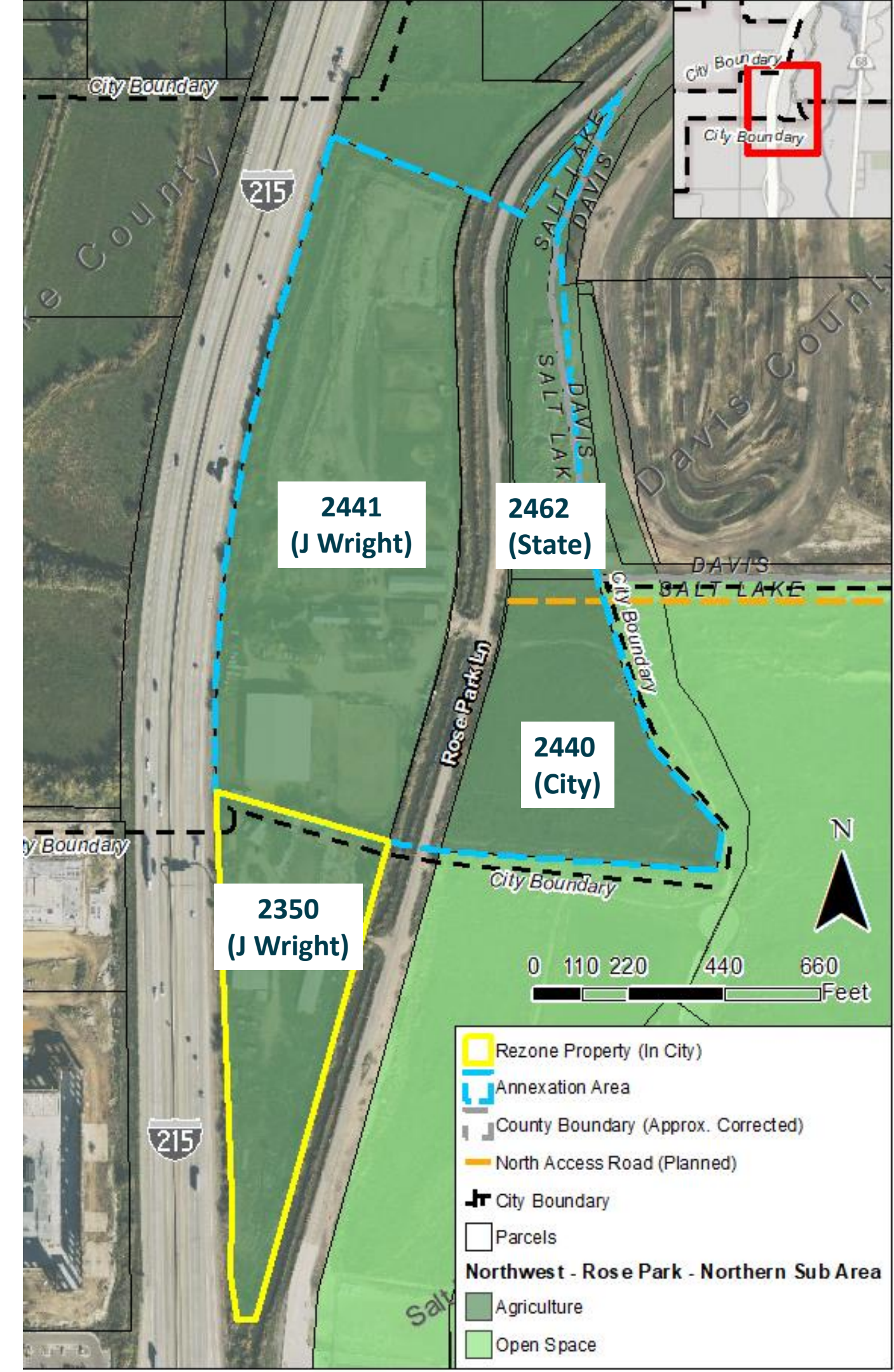
PLAN CONSIDERATIONS

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

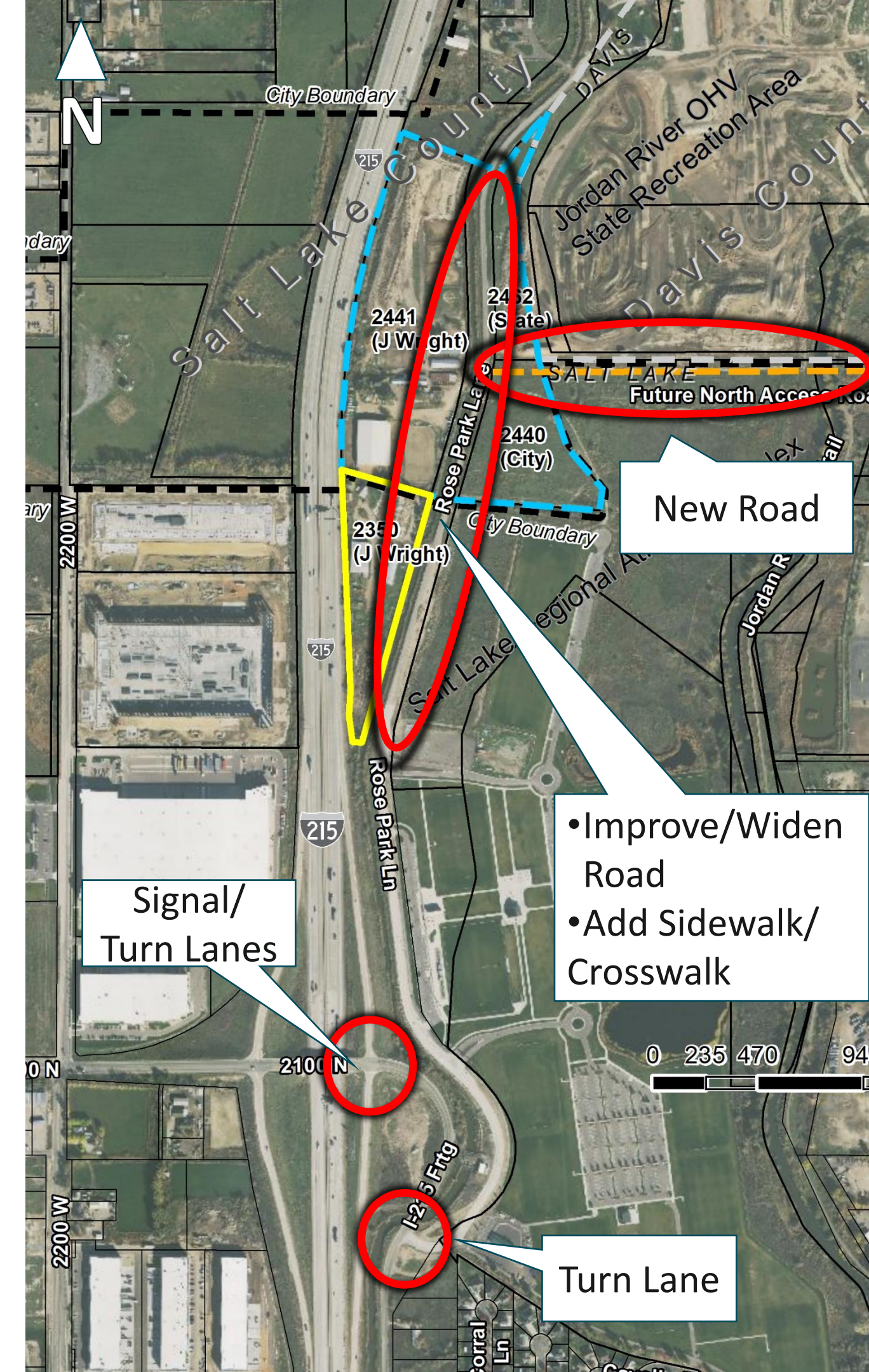
2350 & 2441 (J Wright - Private)

- *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:

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

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**

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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