



COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

TO: City Council Members

FROM: Brian Fullmer
Policy Analyst

DATE: October 5, 2021

**RE: University Ivory House Zoning Map Amendment
PLNPCM2021-00313**

Item Schedule:

Briefing: October 5, 2021

Set Date: October 5, 2021

Public Hearing: November 9, 2021

Potential Action: November 16, 2021

The Council will be briefed about an ordinance to amend the zoning map for property located at 1780 South Campus Drive from its current Institutional (I) designation to Residential/Mixed Use (R-MU), to accommodate proposed student housing. The approximately 5.4-acre parcel was recently subdivided from a larger parcel owned by The Church of Jesus Christ of Latter-day Saints. The Church still owns the subject parcel and would enter into a long-term lease for the development if the rezone is approved.

The proposed development would include four buildings with approximately 536 student housing units. If the rezone is approved by the Council, an existing institute building associated with the University of Utah would be demolished and replaced with the student housing buildings.

A site development, including planned development and design review, was approved by the Planning Commission conditioned on City Council approval of the zoning map amendment. The Commission forwarded a unanimous favorable recommendation to the City Council for the zoning map amendment.

Goal of the briefing: Review the proposed zoning map amendment, determine if the Council supports moving forward with the proposal.

POLICY QUESTIONS

1. The Council may wish to discuss how neighborhood impacts on issues such as traffic are managed and whether this proposal is designed to take advantage of on-campus transit options. Planning staff notes that locating student housing on campus may help alleviate some traffic along adjacent streets.



2. Is the Council supportive of the proposed zoning map amendment?



*Vicinity zoning map with subject parcel outlined in red.
Blue shaded parcels are zoned Institutional, and checked parcels are zoned Research Park.
Green shaded parcel (Steiner Aquatic Center) is zoned Open Space.
(Image courtesy Salt Lake City Planning)*

ADDITIONAL INFORMATION

The table below provided by City Planning compares key standards and uses in the Institutional and Residential/Mixed Use zoning districts. Building height and setbacks in the R-MU zoning district allow for larger scaled buildings than in the I zoning district. Under the development plan similar scaled buildings and where they are sited would be comparable to what is allowed under the I zoning district. The key difference in the development plan under the proposed R-MU and current I zoning district is the intended use. Multi-family residential is not a permitted land use in the I zoning district.

The development proposal includes increased front yard setbacks to preserve mature landscaping.

	Institutional (I) – Existing Zoning	R-MU (Residential/Mixed Use)
Maximum building Height	Maximum Building Height: Building height shall be limited to thirty-five feet (35'). Building heights in excess of thirty five feet (35') but not more than seventy five feet (75') may be approved through the design review process; provided, that for each foot of height over thirty five feet (35'), each required yard shall be increased one foot (1').	Maximum Building Height: The maximum building height shall not exceed seventy-five feet (75'), except that nonresidential buildings and uses shall be limited by subsections F1 and F2 of this section. Buildings taller than seventy five feet (75'), up to a maximum of one hundred twenty five feet (125'), may be authorized through the design review process and provided, that the proposed height is located within the one hundred twenty five foot (125') height zone indicated in the map located in subsection F3 of this section.
General Yard Requirements	Minimum Yard Requirements: <ol style="list-style-type: none"> 1. Front Yard: Twenty feet (20'). 2. Corner Side Yard: Twenty feet (20'). 3. Interior Side Yard: Twenty feet (20'). 4. Rear Yard: Twenty-five feet (25'). 	Multi-Family Dwellings and Any Other Residential Uses: <ol style="list-style-type: none"> a. Front Yard: No setback is required. b. Corner Side Yard: No setback is required. c. Interior Side Yard: No setback is required. d. Rear Yard: 25% of lot depth but need not exceed thirty feet (30'). Nonresidential Development: <ol style="list-style-type: none"> a. Front Yard: No setback is required. b. Corner Side Yard: No setback required. c. Interior Side Yard: No setback required. d. Rear Yard: 25% of lot depth but need not exceed thirty feet (30').
Minimum Open Space	Minimum Open Space Area: The minimum open space area for any use shall not be less than forty percent (40%) of the lot area.	Minimum Open Space Area: For residential uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as an open space area. This open space area may take the form of landscape yards or plazas and courtyards, subject to site plan review approval.

MASTER PLAN CONSIDERATIONS

Planning staff identified the *East Bench Master Plan* and *Plan Salt Lake* as City plans applicable to this proposed project. A summary of the findings is included below. Please refer to pages 8-9 of the Planning Commission staff report for the full discussion.

East Bench Master Plan (2017)

The *East Bench Master Plan* and associated *East Bench Future Land Use Map* identify the subject property along with the University of Utah campus and Research Park as a Regional Activity Center. The following description is included in the plan:

The Regional Activity Center is a regional hub for education, research, employment, and entertainment. Future uses support this function and future growth is a coordinated effort between the City, the surrounding neighborhoods, and the activity center facilities that balances State regional needs with the livability of adjacent neighborhoods.

Growth of regional destinations is addressed in the master plan. While growth is seen as a positive contribution to the region, strain on the community is acknowledged. The plan calls for creative solutions accommodate housing, services, and transportation needs related to growth.

The following guideline for the University of Utah is included in the master plan:

The University of Utah is a State of Utah facility and is not required to comply with local (City) plans or ordinances; however, it has a strong influence on the character of the East Bench community. Due to the close proximity of the campus, the East Bench is a prime housing location for students and the majority of traffic along Foothill Drive is traveling to and from the University of Utah and Research Park. There is a strong desire within the East Bench Community to closely integrate future growth of the University with City planning efforts in an effort to manage impacts to the nearby residential neighborhoods.

Plan Salt Lake (2015)

Plan Salt Lake outlines the vision of sustainable growth and development in the city including a diverse mix of uses essential to accommodate responsible growth. The plan notes compatibility with existing neighborhoods is vital. New development should be sensitive and consistent with surrounding development.

Guiding principles from Plan Salt Lake include:

Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.

Growing responsibly while providing people with choices about where they live, how they live, and how they get around.

Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.

A beautiful city that is people focused.

Planning staff found the requested zoning map amendment supports identified policy statements and guidelines in the *East Bench Master Plan* and *Plan Salt Lake*. Planning also noted if approved, the resulting large student housing project would be located on campus where it is most needed and would relieve some traffic pressure of student commuters on Foothill Drive.

ANALYSIS OF STANDARDS

Attachment E (pages 25-26) of the Planning Commission staff report outlines zoning map amendment standards that should be considered as the Council reviews this proposal. Planning staff found proposed amendment complies with all applicable standards. Please see the Planning Commission staff report for full details.

PUBLIC PROCESS

- May 12, 2021-Notification sent to the University of Utah Planning Department for review.
- May 17, 2021-Planning staff hosted an online open house to solicit public comments on the proposal. The open house period began May 17, 2021 and ended June 28, 2021.
- July 14, 2021-Public hearing notice sign with project information and notice of Planning Commission public hearing posted on the subject site.

- July 15, 2021-Public notice posted on City and State websites and sent via the Planning Division list serve for the July 28, 2021 Planning Commission meeting. Public hearing notice mailed.
- July 28, 2021-Planning Commission public hearing. Two people spoke at the hearing expressing support for the project. One of the commenters also expressed concern the applicant is not maximizing density on the parcel by meeting current height limitation or seeking approval for additional height. The applicant responded saying they have an option to add density in the existing parking area in the future. The Planning Commission voted unanimously to forward a positive recommendation to the City Council for the proposed zoning map amendment.