



# COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

**TO:** City Council Members

**FROM:** Brian Fullmer  
Policy Analyst

**DATE:** March 5, 2024

**RE:** 2445 South 500 East Zoning Map and General Plan Amendments  
PLNPCM2023-00462/00538

Item Schedule:

Briefing: February 6, 2024  
Set Date: February 20, 2024  
Public Hearing: March 5, 2024  
Potential Action: March 26, 2024

## BRIEFING UPDATE

The Council discussed the potential to utilize new Affordable Housing Incentives to increase the number of units on the site. The petitioner said he is willing to discuss some affordable units but is not interested in redesigning the project. Council staff reached out to the petitioner for additional information but has not received a response.

***The following information was provided for the February 6 Council meetings. It is included again for background purposes.***

The Council will be briefed about a proposal to amend the zoning map for property located at 2445 South 500 East in City Council District Seven from R-1/7,000 (single-family residential) to RMF-35 (Moderate Density Multi-Family Residential). Additionally, the proposal would amend the *Sugar House Master Plan* Future Land Use Map for the approximately one-third-acre property from Low-Density Residential (5-10 dwelling units/acre) to Medium-Density Residential (8-20 dwelling units/acre).

The applicant stated these amendment requests are to allow future development of eight townhomes for sale at market rate in two buildings on the subject property which is located just south of Interstate-80 at 500 East as shown in the zoning map below. Townhomes are not permitted in the R-1/7,000 zoning district. A vacant single-family home on the property was damaged by fire and has been torn down. The proposal calls for a private road through the development that would connect 500 East on the west and Warnock Avenue on the east.



Some Council Members may recall a similar rezone and master plan amendment for an abutting parcel to the north at 2435 South 500 East adopted by the Council in 2022. That was phase one of the development and will include 20 for sale townhomes in five buildings. The current proposal is phase two of the development and zoning would match the RMF-35 zoning of 2435 South.

These proposed amendments were reviewed by the Planning Commission at its October 25, 2023 meeting and a public hearing was held at which no one spoke. Planning staff recommended and the Planning Commission voted unanimously to forward a positive recommendation to the City Council for both requests. In addition, a planned development for the subject site was unanimously approved by the Planning Commission, subject to the City Council adopting the zoning map and master plan amendments.

**Goal of the briefing:** Review the proposed zoning and future land use map amendments, determine if the Council supports moving forward with the proposal.

## POLICY QUESTIONS

1. The Council may wish to ask the petitioner about the range of prices the proposed units are anticipated to sell for.



*Area zoning map with the previously rezoned (Phase 1) and subject (Phase 2) parcels outlined in green.  
Image courtesy of Salt Lake City Planning Division*

## ADDITIONAL INFORMATION

The Council is only being asked to consider rezoning the property and amend the future land use map. As noted above, a planned development was approved by the Planning Commission subject to City Council adoption of the requested zoning map and future land use map amendments. Because zoning of a property can outlast the life of a building, any rezoning application should be considered on the merits of changing the zoning of that property, not simply based on a potential project.

## KEY CONSIDERATIONS

Planning staff identified three key considerations related to the proposal which are found on pages 7-10 of the Planning Commission staff report and summarized below. It is worth noting that considerations 1 and 2 were addressed by the planned development for this site and approved by the Planning Commission subject to Council approval of the zoning map and future land use map amendments. For the complete analysis, please see the staff report.

### Consideration 1-Requested Zoning Modifications (Addressed with planned development)

The subject phase two requires the following zoning modifications which are similar to those approved for phase one:

- Creation of lots that would not meet dimensional zoning regulations.
  - Planning staff analyzed zoning conformance for the project as a single site and found it aligns with the RMF-35 purpose statement as it relates to providing a suitable site for a variety of moderate density housing types.
- Lots without frontage on a public street.
  - The approved planned development includes a private street and sidewalks through the development to accommodate pedestrians and vehicles.
- Reduced front yard setback.
- Reduced rear yard setback.

### Consideration 2-Achievable Density (Addressed with planned development)

The planned development process allows for lot area modifications provided they do not exceed the zoning district's density limitations. The combined area of the two lots in phases one and two is 1.29 acres. That total would allow up to 37 multi-family units within RMF-35 zoning. The proposal calls for a total of 28 single-family attached units.

### Consideration 3-Compliance With Adopted Plans

Planning staff reviewed the proposed zoning map and future land use map amendments, and the planned development to determine how they align with the *Sugar House Master Plan*, *Housing SLC*, and *Plan Salt Lake*. They found the proposals generally meet considerations within these plans for location of medium-density residential land use, increasing density near transit, and providing additional housing types.

## DEVELOPMENT COMPARISON

The following table found in Attachment E (page 54 of the Planning Commission staff report) compares development standards of the R-1/7,000 and RMF-35 zoning designations.

	R-1/7,000 (Existing)	RMF-35 (Proposed)
Building Height	28 feet for pitched roofs or 20 feet for flat roofs	35 feet
Front Setback	Equal to the average setback on block face or 20 feet	20 feet
Corner Side Yard Setback	Equal to the average setback on block face or 20 feet	10 feet
Interior Side Yard Setback, corner lot	6 feet	4 feet
Interior Side Yard Setback, interior lot	6 feet on one side and 10 feet on the other side	None required for single-family attached uses, but if provided

		not less than 4 feet. A ten-foot-wide landscape buffer is required when abutting single-family zones.
Rear Setback	25 feet	25% of lot depth, not less than 20 feet but not more than 25 feet
Maximum Building Coverage	40%	60%
Maximum Lot Size	10,500 square feet	None listed
Parking	Two spaces/dwelling unit	Two spaces/dwelling for single-family attached. One space/dwelling unit for multi-family.

The following uses are not allowed in the R-1/7,000 zoning district but are permitted or conditional uses within the proposed RMF-35 zoning district. This is included in Attachment E of the Planning Commission staff report. The tables are also included here for convenience.

<b>New Permitted</b>	<b>New Conditional</b>
Dwelling, Assisted living facility (small)	Community recreation center
Dwelling, multi-family	Dwelling, assisted living facility (large)
Dwelling, single-family (attached)	Dwelling, congregate care facility (large)
Dwelling, twin home and two-family	Dwelling, group home (large)
	Dwelling, residential support (small)

<b>Change from Permitted to Not Allowed</b>	<b>Change from Conditional to Not Allowed</b>
None	None

<b>Changing from Permitted to Conditional</b>	<b>Changing from Conditional to Permitted</b>
None	Community garden
	Dwelling, accessory unit
	Dwelling, assisted living facility (limited capacity)
	Dwelling, congregate care facility (small)

## ANALYSIS OF STANDARDS

Attachment D (pages 51-53) of the Planning Commission staff report outlines zoning map amendment standards that should be considered as the Council reviews this proposal. The standards and findings are summarized below. Please see the Planning Commission staff report for additional information.

<b>Factor</b>	<b>Finding</b>
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Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents.	<i>Complies</i>
Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	<i>Complies</i>
The extent to which a proposed map amendment will affect adjacent properties	<i>Complies</i>
Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards.	<i>Not applicable (not within any zoning overlays)</i>
The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.	<i>Complies</i>

## PROJECT CHRONOLOGY

- June 13, 2023 – Applications submitted.
- July 10, 2023 – Petition assigned to Planning staff.
- August 3, 2023 – 45-day notice sent to Sugar House Community Council and early notice sent to surrounding neighbors and property owners.
- September 18, 2023 – 45-day public comment period for recognized organizations (Sugar House Community Council) ended.
- October 12, 2023 – Public hearing notice mailed, posted on City and State websites, and posted on Planning Division listserv.
- October 16, 2023 – Public hearing sign posted on subject property.
- October 25, 2023 – Planning Commission public hearing. The Planning Commission held a public hearing and voted to unanimously to forward a positive recommendation to the City Council for both the zoning map and master plan amendments.
- October 31, 2023 – Draft ordinance requested from Attorney's Office.
- November 30, 2023 – Draft ordinance received by Planning Division from the Attorney's Office.
- December 12, 2023 – Transmittal received in City Council Office.