



COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

TO: City Council Members

FROM: Brian Fullmer
Policy Analyst

DATE: February 20, 2024

RE: 756 South Montgomery Street Zoning Map Amendment
PLNPCM2023-00706

Item Schedule:

Briefing: February 20, 2024

Set Date: March 5, 2024

Public Hearing: March 26, 2024

Potential Action: April 2, 2024

The Council will be briefed about a proposal from the Administration to amend the zoning map for an approximately one-half acre City owned parcel at 756 South Montgomery Street in City Council District Two from its current R-1/5,000 (Single-family Residential) zoning designation to RMF-30 (Low-density Multi-family Residential). No development plan has been submitted, but Planning staff noted the property is in the Housing Stability Division's portfolio and affordable housing would likely be developed on the site if the proposed zoning map amendment is approved by the Council.

Current zoning has a maximum lot size of 5,000 square feet and requires 50 feet of street frontage. At slightly more than 22,000 square feet, the lot is nonconforming. The 119-foot street frontage would allow the lot to be divided into two lots, but at least one would be nonconforming due to the parcel's size. The proposed RMF-30 zoning would allow up to six townhome units or eight cottage or multi-family units to be built.

A mobile home park is immediately to the north of the subject property, and a legal nonconforming commercial plant nursery is across Montgomery Street to the east. Other surrounding properties are single-family residential. Except for the adjacent mobile home park, the area is zoned R-1/5,000 as shown in the zoning map below.

It is Planning staff's opinion that the proposed RMF-30 zoning is an appropriate transitional zone for the area. They found that because of its location at the edge of the development pattern, neighborhood impact of slightly higher building heights and lot coverage allowance would be lower.





Area zoning map with the subject property outlined in blue.

The Planning Commission reviewed the proposed zoning map amendment during its November 29, 2023 meeting and held a public hearing at which one person had his comments opposing the rezone read. The commenter said he sent an email opposing the rezone but did not receive a response. Planning staff said they were not aware of receiving the email. **Planning staff recommended and the Commission voted unanimously to forward a positive recommendation to the City Council.**

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

POLICY QUESTIONS

1. The Council may wish to ask the Administration if they intend the proposed housing units to be for rent or for sale. If for rent, does the Administration intend to continue owning the property or sell it?
2. The Council may wish to discuss with the Administration what City goals for housing they have for potential development on the subject property such as if it will be used to advance affordability goals

ADDITIONAL INFORMATION

The Council is only being asked to consider rezoning the property. No formal site plan has been submitted nor is it within the scope of the Council's authority to review the plans. 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 5-12 of the Planning Commission staff report and summarized below. For the complete analysis, please see the staff report.

Consideration 1 – Compatibility with Adjacent Land Uses and Zoning.

If the property is rezoned to RMF-30, it would be the only multi-family residential zoning in the immediate neighborhood. However, there is RMF-45 zoning immediately north of the mobile home park, and other multi-family zoned properties in the broader area. Planning staff noted the *Westside Plan* calls for compatible infill in the Glendale and Poplar Grove neighborhoods, with this site specifically identified as one with good potential for infill development.

The property is located within the Airport Flight Path Protection overlay district Zone “H” which limits building heights. The 30-foot maximum building height allowed in RMF-30 zoning will not conflict with the overlay.

Consideration 2 – Implementation of City Plans.

Planning found the proposed zoning map amendment and development potential for this site are supported by various goals and initiatives related to growth and housing found in *Plan Salt Lake*, *Housing SLC*, and the *Westside Plan*.

Consideration 3 – Comparison of R-1/5,000 and RMF-30 Zoning.

The current R-1/5,000 and proposed RMF-30 zoning have similar maximum building heights. R-1/5,000 allows pitched roofs up to 28 feet and flat roofs up to 20 feet. RMF-30 has a maximum height of 30 feet. There are increased required setbacks for multi-family and row house developments to help moderate impact from the additional height.

Single-family detached houses are allowed in both zones but RMF-30 zoning also allows two-family, multi-family, and row house/sideway row house development not permitted uses under the current zoning. These and other requirements are compared in the table below. In addition, the proposed RMF-30 zone has design standards including durable external building materials, minimum glass requirements, and a maximum length of external blank walls. The existing R-1/5,000 zoning does not have these requirements.

ZONING COMPARISON

The following table compares building height, setback, and other requirements for the current R-1/5,000 and proposed RMF-30 zoning districts.

	<i>R-1/5,000 (Current)</i>	<i>RMF-30 (Proposed)</i>
<i>Maximum Building Height</i>	28 feet for pitched roof, 20 feet for flat roof.	30 feet.
<i>Front Yard</i>	20 feet or average of the block face.	20 feet or average of the block face.
<i>Side Yard</i>	4 feet on one side and 10 feet on the other.	<i>Single family detached and two- family:</i> 4 feet on one side and 10 feet on the other.

		<i>Multi-family (maximum of 8 attached units): 10 feet.</i> <i>Row Houses (maximum of 6 attached units): 6 feet on one side and 10 feet on the other.</i> <i>Cottage Development: 4 feet.</i>
<i>Rear Yard</i>	Minimum 25% of the lot depth or 20 feet, whichever is less.	Minimum of 20% lot depth, need not exceed 25 feet (10 feet required for cottage developments).
<i>Parking Requirements</i>	Two spaces per dwelling unit.	<i>Two-family: Two spaces per dwelling unit.</i> <i>Multi-family:</i> <ul style="list-style-type: none"> • <i>Studio and one bedroom:</i> One space per dwelling unit. • <i>Two or more bedrooms:</i> 1.25 spaces per dwelling unit. <i>Row House and Sideways Row House:</i> Two spaces per dwelling unit. <i>Cottage Developments:</i> One space per dwelling unit.
<i>Lot Area/Width</i>	5,000 square feet, with minimum lot width of 50 feet.	<i>Single family detached, two-family, multi-family, row houses:</i> 2,000 square feet. Minimum lot width requirements are not applicable. <i>Cottage developments:</i> 1,500 square feet. Minimum lot widths are not applicable.

Analysis of Standards

Attachment D (pages 24-25) 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.

Factor	Finding
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>Complies</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>

City Department Review

During City review of the petitions, no responding departments or divisions expressed concerns with the proposal, but stated additional review and permits would be required if the property is developed.

PROJECT CHRONOLOGY

- July 27, 2023-Petition for zoning map amendment received by Planning Division.
- August 17, 2023-Petition assigned to Michael McNamee, Principal Planner.
- September 13, 2023-Notice sent to Poplar Grove Community Council informing them of the petition. The community council did not provide formal comments.
- September 11, 2023-Early notification notice mailed to property owners and residents within 300 feet of the subject properties.
- November 17, 2023-
 - Planning Commission hearing notices posted on City and State websites and Planning Division listserv.
 - Notices mailed to property owners and residents within 300 feet of the subject properties.
- November 29, 2023- Planning Commission public hearing. The Planning Commission voted 8-0 to forward a positive recommendation to the City Council for the proposed zoning map amendment.
- December 20, 2023-Planning received signed ordinance from the Attorney's Office.
- February 2, 2024-Transmittal received in City Council Office.