

PLNPCM2024-01079

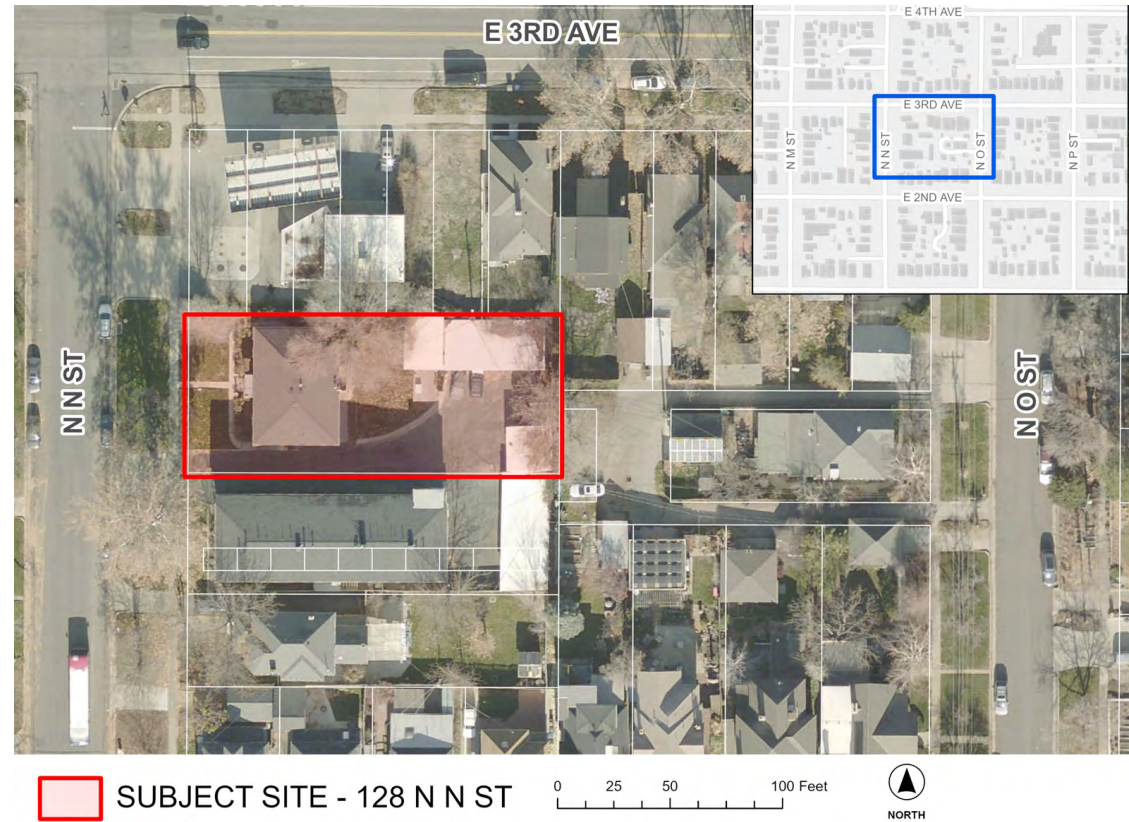


ZONING MAP AMENDMENT – 128 N N ST: SR-1A TO RMF-30

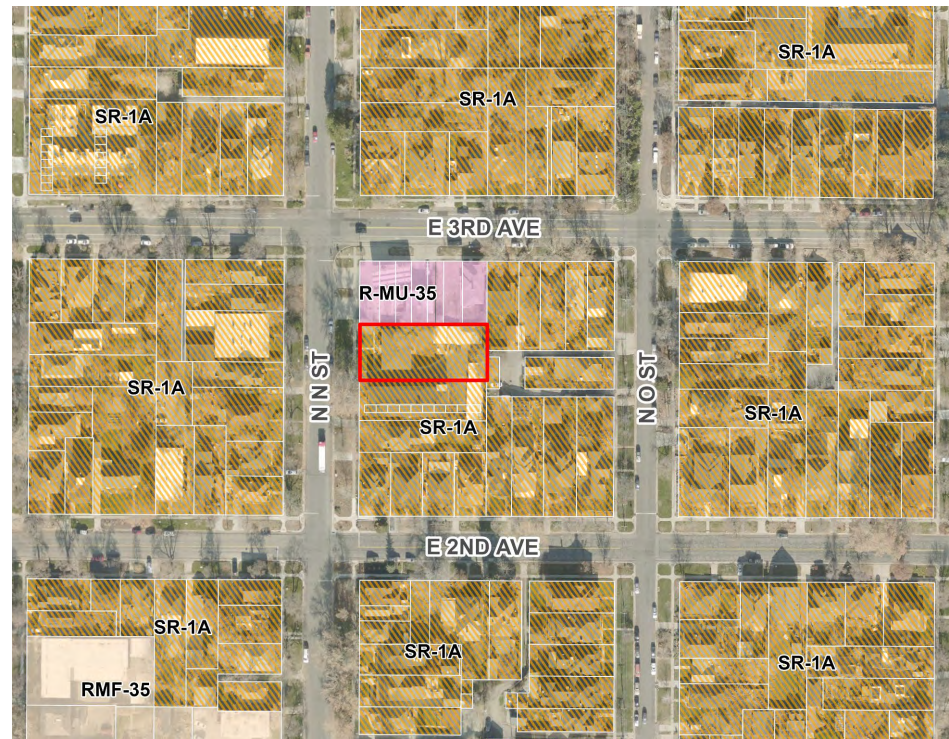
City Council Briefing // May 20, 2025

SITE DETAILS

- **Address:**
128 N N St
- **Current Zoning District:**
SR-1A – Special
Development Pattern
Residential
- **Proposed Zoning
District:**
RMF-30 – Low Density
Multi-Family Residential
District
- **Overlay District:**
Avenues Historic District



SITE DETAILS



Current zoning in vicinity of subject property



Current four-plex residential building as seen from N St – not to be altered

SUBJECT SITE



Existing detached garages – to be removed



Existing detached garages – Side view



View of four-plex from rear of lot



Existing detached garages – Southeast corner

PROPOSAL DETAILS

- **Purpose of Rezone:** To add a three-unit multifamily building (rental units) to the rear of the existing lot



NEIGHBORHOOD CONTEXT



Abutting property to the north: Newly finished townhomes
6 Units
35 Feet in Height



Abutting property to the south: Notting Court Condominiums
10 Units
30 Feet in Height

NEIGHBORHOOD CONTEXT



N street, across from subject site



3rd Ave, across from subject site

WHAT WOULD RMF-30 CHANGE?

Standard	SR-1A	RMF-30
Building Height Maximum	23 feet	30 feet
Minimum Lot Area	5,000 sqft for single family home, 4,000 per twin home unit	2,000 sqft per dwelling unit
Allowed Housing Types	Single and two family	Addition of multi-family dwellings and rowhouses
Buildings per Parcel	One principle building per parcel	Multiple buildings on a parcel without all having street frontage
Bonus Unit Eligibility	N/A	Bonus units awarded when preserving a principal structure



GENERAL PLAN COMPLIANCE



PLAN SALT LAKE
SALT LAKE CITY | CITYWIDE VISION

Adopted December 1, 2015

"Enable moderate density increases within existing neighborhoods where appropriate"

"Encourage and support a diversity of new housing options and types with a range of densities throughout the City to best meet the changing population"




THRIVING in PLACE

SALT LAKE CITY'S ANTI-DISPLACEMENT STRATEGY

Why It's Needed | Strategic Priorities | Two-Year Action Plan

ADOPTED OCTOBER 17, 2023

"Support zoning and code changes as well as City investments that help create more missing middle housing types in neighborhoods throughout the city"



HOUSING SLC
2023-2027

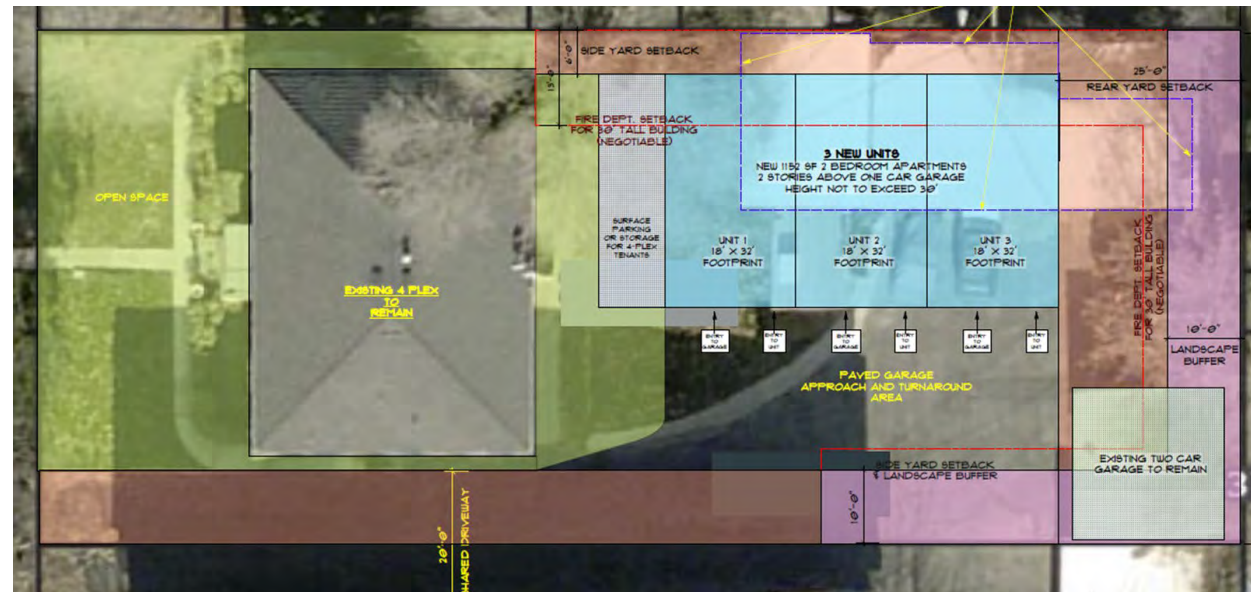
"Create gentle infill and rental housing opportunities in every neighborhood"

COMMUNITY BENEFIT



Proposed community benefit: All additional units shall be **two-bedroom units**

- Planning Commission and Historic Landmark Commission agreed that the scale of development is appropriate and aligns with current and future needs of the community as determined by the general plan.



PUBLIC COMMENTS

In Favor	Opposed
<p>Needed Housing Type: More mid-sized housing needed as city grows</p> <p>No Displacement: Development without loss of existing housing</p> <p>Neighborhood Compatibility: Consistent with existing development pattern of the neighborhood</p> <p>Access to Public Transit: Increased density supported by access to high frequency bus routes</p>	<p>Privacy, Air and Sunlight: Potential impacts on immediate neighbors</p> <p>Parking and Traffic: Accessibility and availability of parking on site, increased congestion</p> <p>Townhomes on 863 E 3rd Ave: Neighbors fear another long construction period resulting in luxury housing that doesn't fit into the existing neighborhood</p>



EVOLUTION OF PROJECT

	Original	Amended
Zone Requested	R-MU-35: Residential Mixed Use	RMF-30
Infill Units	Five one-bedroom units	Three two-bedroom units
Maximum Height	35 feet	30 feet
Side Yard Setbacks	Zero Setbacks	10 feet for multi-family residential
Community Benefit	One affordable unit at 80% AMI	Two-bedrooms per unit

Reasons for Changes

- Fire Code Review
- Public Comments
- Zoning Review
- Planning Staff Direction



RECOMMENDATION

Approve with Condition

- That the property owner enter into a development agreement with the City Council that the proposed community benefit, which is that **all new units shall provide a minimum of two bedrooms**, prior to receiving a certificate of occupancy



QUESTIONS AND COMMENTS



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