



# COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

**TO:** City Council Members

**FROM:** Nick Tarbet, Policy Analyst

**DATE:** October 8, 2019

**RE: Rezone: 1937 South 1200 East  
from RMF-35 to RMF-45  
PLNPCM2019-00183**

## **PROJECT TIMELINE:**

Briefing: Oct 8, 2019

Set Date: Oct 8, 2019

Public Hearing: Nov 12, 2019

Potential Action: Nov 19, 2019

## **ISSUE AT-A-GLANCE**

The Council will be briefed on a proposal to rezone the property located at 1937 South 1200 East from RMF-35 to RMF-45. The applicant owns the adjacent property (1961 South) which is currently zoned RMF-45. The applicant is requesting the zoning change to RMF-45 in order to facilitate consolidation of the two parcels (1937 and 1961 South 1200 East) for a multi-family residential development. If the petition is approved, up to 19 residential units could be constructed on the consolidated parcel whereas 10 units would be allowed if they were both zoned RMF-35 and then consolidated.

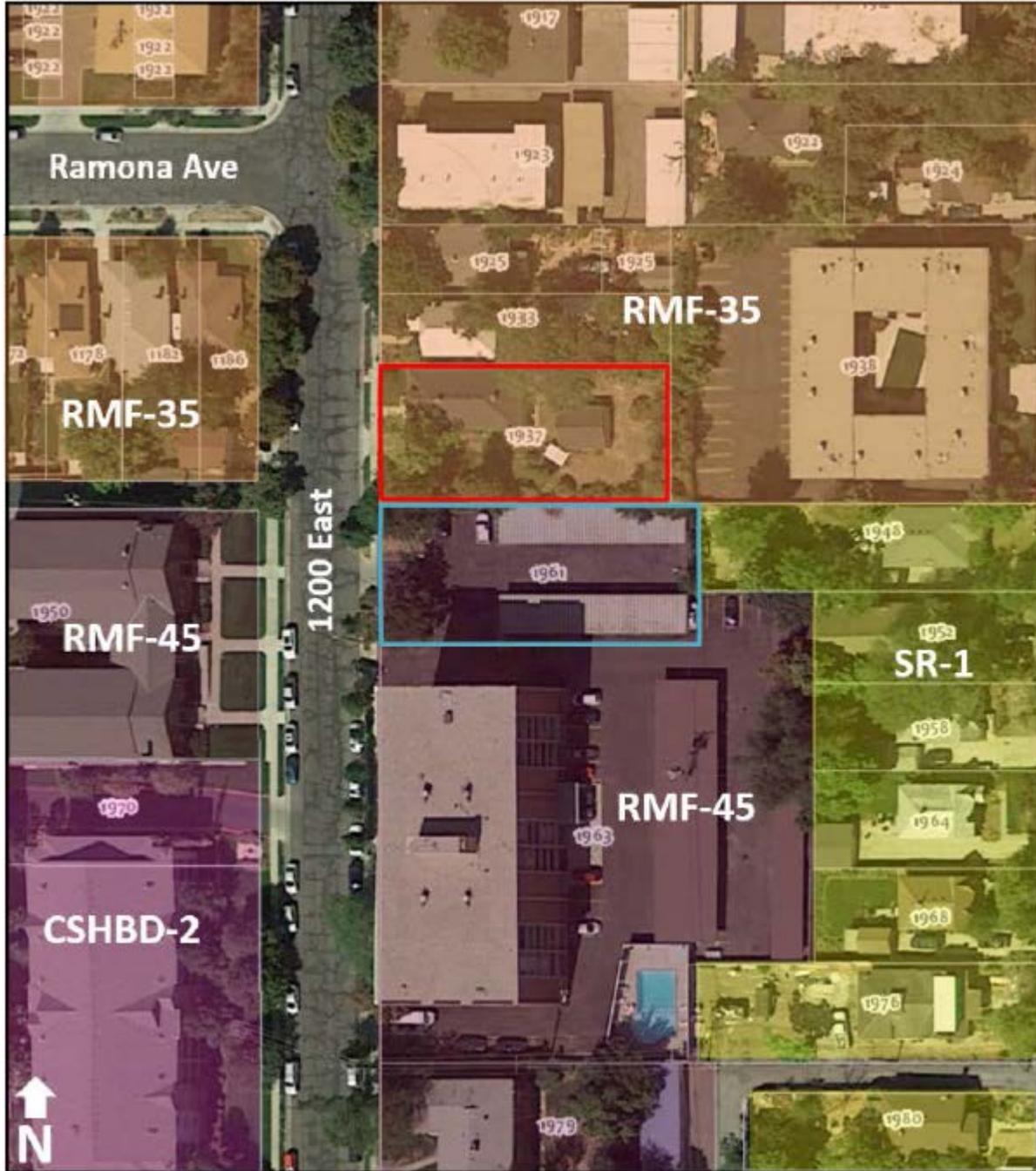
Planning staff supports the proposed amendment.

The Planning Commission forwarded a negative recommendation to the Council.

## **POLICY QUESTIONS**

- According to the transmittal letter, the adjacent property to the south, (1961 South 1200 East) also owned by the applicant, is currently used for excess parking for the Irving Heights apartment building.
  - *The Council may wish to ask the how much parking will be required for potential new development and whether or not there is sufficient parking remaining for the Irving Heights building.*

# Vicinity Map



 Subject Property     1961 South 1200 East

## **ADDITIONAL INFORMATION**

On page 13 of the Planning Commission Staff Report, Planning staff notes there are two main potential impacts if the property is rezoned:

- A 10-foot maximum height increase from 35 feet to 45 feet.
- Almost a doubling of the allowed density on the consolidated parcel from 10 units to 19 units.

However, Planning staff recommended support for the rezone given the existing development pattern throughout the area and support of the guiding documents.

Pages 5-13 of the Planning Commission staff report identify three main issues for review. A short description of each issue and the finding is provided below for reference. Please see the Planning Commission staff report for full analysis.

### **1. Guiding Documents**

Planning staff's analysis included a review of Plan Salt Lake, the Sugar House Master Plan, and Growing SLC. In summary, Planning staff noted:

*"Increases in housing options and levels of density should be encouraged when petitions meet the objectives of already established master plans and are located in neighborhoods that can reasonably accommodate the additional influx of development." Page 9, Planning Commission Staff Report*

Planning staff found this proposed rezone is compatible with these applicable master plans.

### **2. Compatibility with Existing Properties**

- There is an existing single-family home to the north of the parcel proposed to be rezoned.
  - The existing zone has a maximum height of 35 feet. The proposed zone (RMF-45) would allow up to 45 feet.
    - The applicant has proposed a structure that will only be 35 in height and 18 units.
    - *Please note the proposed plans have not yet been approved by the City nor is it within the scope of the Council's authority to review the plans. However, the plans of the proposed project can help the Council weigh the options as they consider the rezone and alley vacation.*
    - *Because the 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.*
  - If the property is rezoned and redeveloped any new structure would need to be at least 8 feet from the property line which would provide a greater setback than currently exists and help mitigate the proximity of a new structure (*current home is set back approximately 2 feet*).
- Planning Staff created a map illustrating the development pattern of the surrounding properties, including the unit count of various multi-family developments.
  - *See map on next page*
- Planning staff found the proposed rezone would be compatible with existing properties because:

*"The density levels illustrate that the proposed zoning change would conform well with existing development patterns in that the multi-family buildings within the area (including the RMF-35 zone) are already well above the Medium Density Residential (8-20 du/acre) designation and is more similar to Medium-High Density Residential (20-50 du/acre)."*

*(Page 11 PC staff report)*

*Shows the density (units per acre) of various multi-family developments in surrounding area*



**Subject Parcel**

3. **Development Potential** (RMF-35 vs. RMF-45 Standards)

Page 12 of the Planning Commission Staff report includes a comparison table of the RMF-35 and RMF-45 zoning districts. The staff report notes the main differences between the two zoning districts are maximum height and density. As noted above, RMF-45 would allow an additional 10 feet of height and almost a double of density (10 units to 19 units)

| RMF-35 Development Standards (21A.24.130) |  |            |   |                      |            |   |   |
|---|--|------------|---|----------------------|------------|---|---|
| LOT WIDTH                                 | LOT AREA   | FRONT YARD | REAR YARD   | SIDE YARDS           | MAX HEIGHT | LOT COVERAGE  | LANDSCAPE   |
| 80 feet                                   | 9,000 square feet minimum for first 3 units plus 2000 square feet for each additional dwelling unit up to and including 11 units (on less than one acre) | 20 feet    | 25% of lot depth (not less than 20 feet or more than 25 feet) | 10 feet on each side | 35 feet    | All principal and accessory buildings shall not exceed 60% of the lot area. | When abutting a single or two-family zone, landscape buffers are required.<br><br>Front and one of the interior side yards must be landscaped |

| RMF-45 Development Standards (21A.24.140) |   |  |  |  |            |   |   |
|---|---|--|--|--|------------|---|---|
| LOT WIDTH                                 | LOT AREA  | FRONT YARD   | REAR YARD                              | SIDE YARDS   | MAX HEIGHT | LOT COVERAGE  | LANDSCAPE   |
| 80 feet                                   | 21,000 square feet minimum for developments of 15 or more units on less than one acre (21,000 square feet for 15 units, plus 800 square feet for each additional unit up to 1 acre) | 20% of lot depth, but need not exceed twenty five feet (25') | 25% of lot depth (need not exceed 30') | 8 feet provided that no principal building is erected within ten feet of a building on an adjacent lot | 45 feet    | All principal and accessory buildings shall not exceed 60% of the lot area. | When abutting a single or two-family zone, landscape buffers are required.<br><br>Front and one of the interior side yards must be landscaped |

**PUBLIC PROCESS**

Pages 3-4 of the Transmittal letter summarizes the public process. The Sugar House Land Use committee provided a letter, encouraging the Planning Commission to forward a negative recommendation. The main themes of public comment were summarized by Planning staff:

Opposed to Rezone

- Increased traffic and parking issues;
- Potential changes to the character of the neighborhood by adding more people;
- Increased height and density;
- Increased amount of rental units.

Support for Rezone

- Better use of limited land in Sugar House;

- Providing additional missing middle and affordable housing;
- New buildings enhance the neighborhood and increase existing home values;
- Improved neighborhood aesthetics.

Ultimately, the Planning Commission voted to forward a negative recommendation.