



# COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

**TO:** City Council Members

**FROM:** Brian Fullmer  
Policy Analyst

**DATE:** September 1, 2020

**RE: Richmond Street Zoning Map Amendment  
PLNPCM2020-00108**

Item Schedule:

Briefing: August 18, 2020  
Set Date: August 11, 2020  
Public Hearing #1: September 1, 2020  
Public Hearing #2/Potential Action:  
September 15, 2020

## WORK SESSION SUMMARY

The applicant clarified the number of housing units in the proposed development. Their tax credit application includes 55 units. In the event tax credits are not approved it may be necessary to build up to 80 units in order to reach a density that will meet the target 25-50% AMI. Rents will range from \$387-\$1,200/month. This potentially will provide housing for employees at nearby retail establishments to live near where they work. The applicant noted plans for the development include 11 3-bedroom and 6 4-bedroom units which could provide affordable housing for families.

A Council Member asked what, if anything, changed with the proposed development as a result of public engagement. The applicant stated they met multiple times with the Sugar House Community Council to discuss concerns about parking, traffic, and the building shape. The community council suggested an L-shaped building with more of a presence on Richmond Street. This recommendation was incorporated into plans for the site.

Another change incorporated into the project is to move the building farther away from the west property line to reduce impact to residents. If tax credits are approved and the development includes 55 units, parking will include one space per unit.

A Council Member asked about rooftop and wall greenery shown in concept drawings. The applicant is working to incorporate those elements into the development if the budget allows.



Responding to a Council Member question about what will be done with the narrow “finger” of property running north/south on Richmond Street, Planning staff noted setbacks would not allow any type of structure to be built there. Parking is not permitted on that part of the property. The applicant stated they are planning to include trees and benches there to make it an amenity for the community.

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***The following information was provided for the August 18 work session. It is provided again for background purposes.***

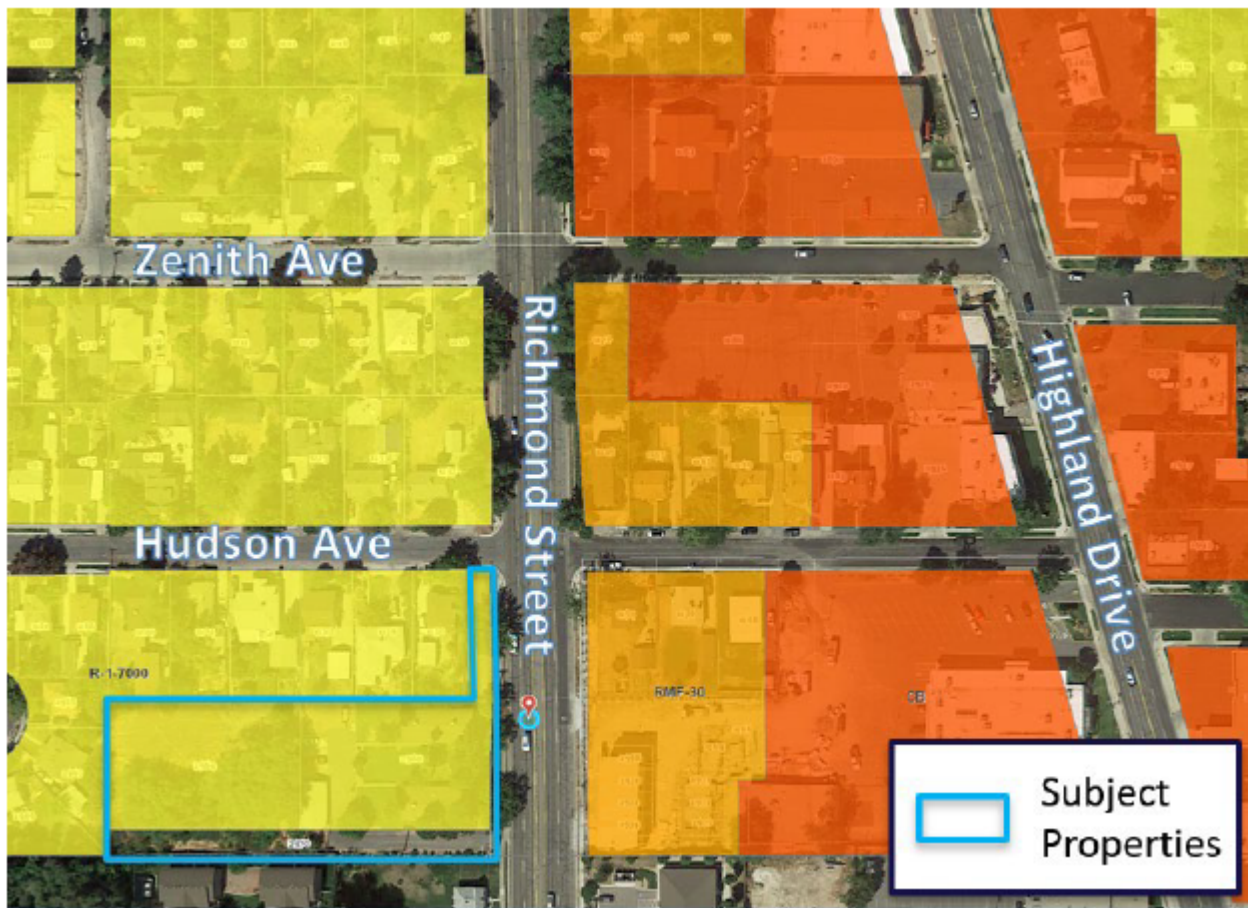
The Council will be briefed about an ordinance that would rezone three properties located at 2960 South, 2964 South and 2970 South Richmond Street from R-1/7000 to R-MU-45. The applicant, Community Development Corporation of Utah (CDCU), intends to demolish the existing two two-family dwellings on the property at 2960 South Richmond Street and construct a four-story multi-family building with approximately 80 affordable housing units on the parcels. The 2964 South Richmond parcel is undeveloped and 2970 South Richmond is used as a driveway leading to off-street parking in the rear yard of 2960 South Richmond Street.

Under the current R-1/7000 zoning designation a maximum of 8 single-family residential units could potentially be developed. This proposed project requires a zoning map amendment for the additional density.

The proposed project is located within one of the Redevelopment Agency’s (RDA) High Opportunity Areas for affordable housing. Limited multi-family zoning opportunities was mentioned by the RDA as a barrier to develop affordable housing within high opportunity areas.

It should be noted the City Council, acting as the RDA Board of Directors, approved a \$1.8 million loan from the High Opportunities Loan Fund for this proposed project subject to zoning amendment approval by the City Council.

The Planning Commission forwarded a positive recommendation to the City Council with an additional recommendation that the Council discuss the idea of a development agreement only authorizing an affordable housing development on the property.



**Vicinity Map (*Administration's Transmittal, Page 2*)**

**Parcels adjacent to the subject property are zoned R-1/7000  
Parcels on the east side of Richmond Street are zoned RMF-30 and CB  
Parcels to the south are within Millcreek City's boundaries**



**Conceptual rendering of the proposed project**  
*(Administration's Transmittal Page 43)*

## **POLICY QUESTIONS**

1. The Council may wish to ask the Administration for details on the Planning Commission's recommendation for the Council to consider a development agreement associated with the proposed zoning map amendment.
2. Does the Council support the Planning Commission's recommendation to adopt the proposed changes?

## **ADDITIONAL INFORMATION**

Pages 19-26 of the Administration's transmittal identify three key issues. A short description of each issue is provided below for reference. Please see the transmittal for full analysis.

### **1. City Goals and Policies**

The subject property is located within the *Sugar House Master Plan* area and the future land use map designates it as Low Density Residential (5-10 dwelling units/acre). However, the Plan states some higher density housing between 20-50 dwelling units/acre is appropriate and encouraged where feasible.

Planning staff is of the opinion Mixed use zoning such as R-MU-45 offers flexibility of uses and housing that will help the Brickyard area become a live, work, play destination reinforcing the mixed-use character of the area.

Affordable housing is emphasized in the *Sugar House Master Plan*. It highlights the importance of providing housing for families or individuals who earn less than the median income and encourages increasing opportunities for affordable housing. The proposed development would add approximately 80 affordable housing units within a relatively small area to a location with infrastructure, services and amenities.

*Plan Salt Lake*, the citywide master plan emphasizes the need for a variety of housing options for all income levels to provide people with choices about where they live, how they live, and how they get around.

*Growing Salt Lake*, the City's housing plan, cites density limitations as a local barrier exacerbating the city's housing crisis.

The subject property is on the Salt Lake City/Millcreek City boundary. Millcreek City is renovating its master plan including a City Center Plan, which calls for greater density and mixed-use in the area. Higher density in the area aligns with future development plans of Millcreek City.

## **2. Design Compatibility**

Much of the surrounding area is single-family residential. However, denser multi-family zoning is found on the east side of Richmond street and in adjacent properties to the South in Millcreek City. The Brickyard area and Millcreek City Center are experiencing increased density as they move toward mixed-use destinations.

The proposed zoning district allows for development "by right" meaning if a project submission meets all zoning standards, Planning would not review it and no public engagement would be required. However, the applicant stated they want to develop a project compatible with the surrounding neighborhood.

## **3. Parking Impacts to the Abutting Properties and Neighborhood**

Many comments the Planning Division received about the project were related to parking. Concerns were about whether enough parking would be provided for residents and visitors to the property. The proposed R-MU-45 zoning district requires one parking space per dwelling unit. The applicant plans to meet the requirement with an on-site surface parking lot. In addition, there are several on-street parking spaces on Richmond Street.

The area is served by a Utah Transit Authority (UTA) bus stop within walking distance of the proposed development. This line provides access to UTA's transit network including TRAX, the S-Line and FrontRunner with access to many areas within the city and along the Wasatch Front.

Planning staff noted while the zoning map amendment does not coincide with the future land use map for this area of Sugar House, it furthers other adopted master plan documents encouraging progress in the City's efforts to meet its goals of providing housing options for the rapidly growing Salt Lake City population. Further, it would provide an affordable housing option for city residents.