



COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

TO: City Council Members

FROM: Brian Fullmer
Policy Analyst

DATE: October 6, 2020

RE: 261 North Redwood Road Master Plan and Zoning Map Amendment
PLNPCM2019-01086 and PLNPCM2019-01087

Item Schedule:

Briefing: August 18, 2020

Set Date: August 18, 2020

Public Hearing #1: September 15, 2020

Public Hearing #2/Potential Action:
October 6, 2020

PUBLIC HEARING #1 SUMMARY

No comments were received at the September 15 public hearing. The Council closed the hearing and noted a second hearing scheduled for October 6, 2020. The Council could consider taking action that night.

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

WORK SESSION SUMMARY

A Council Member asked about community response to the proposal considering COVID-19. Planning staff said the Planning Commission public hearing was held when the pandemic hit. No comments were received prior to that time. Since then one comment was received expressing concern about whether affordable housing would be included in a new development. Planning staff stated no development proposal has been submitted to this point, so it is unknown if new units will be market rate or affordable. Later in the briefing the applicant stated it is his intent to construct affordable apartments or townhomes to replace the four existing dwelling units on the property.

A question was raised about an entrance from Gemini Drive. Planning staff noted no development proposal has been submitted so an entrance at that location has not been discussed. A conversation about setbacks followed and Planning staff stated a 10-foot interior side yard setback is required for multi-family dwellings



on RMF-35 zoned parcels when abutting single-family properties. It was also noted landscaping is required for front and corner side yards.

A Council Member expressed concern about how a building could be constructed on the relatively narrow lot and include required parking. Planning staff reiterated no development proposal has been submitted to consider how that would be accommodated. It was also noted by Planning staff there are strict density regulations in the RMF-35 zoning designation.

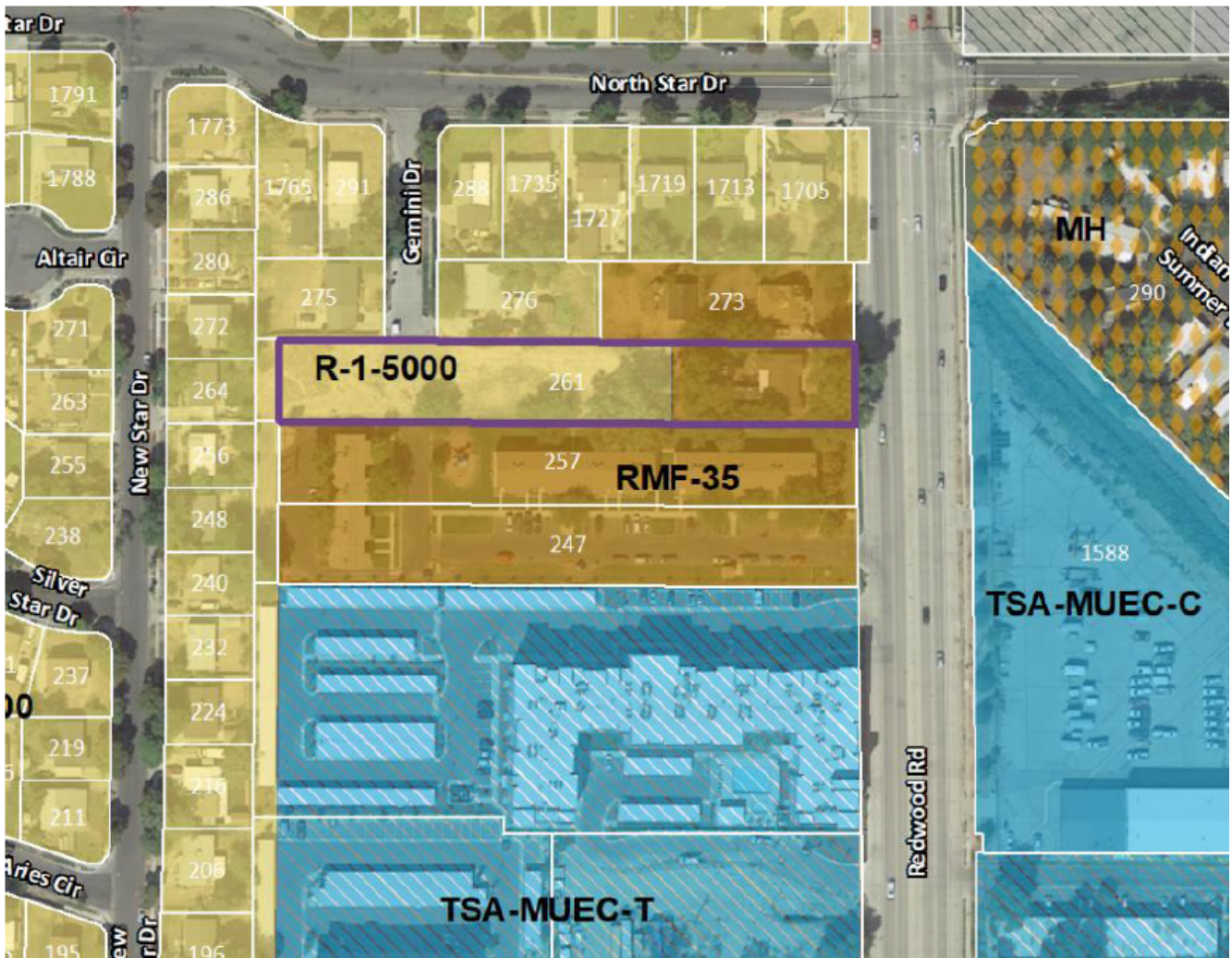
Answering a Council Member question about potentially sub-dividing the property, Planning staff stated it is possible provided minimum lot standards are met.

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 amend the master plan and zoning map for an approximately 0.94-acre parcel located at approximately 261 North Redwood Road. The parcel is currently “split-zoned” with approximately 2/3 of the property on the west zoned R-1/5,000 (Single-family Residential District) and the remaining property zoned RMF-35 (Moderate Density Multi-family Residential). The applicant would like to amend the zoning map to change zoning of the entire parcel to RMF-35.

The applicant has not submitted development plans but indicated to Planning staff the rezone is anticipated to allow for redevelopment of the site with additional housing.

The Planning Commission voted unanimously to forward a positive recommendation to the City Council.



**Vicinity zoning map with the subject property outlined in purple
(Administration's Transmittal, Page 2)**

POLICY QUESTIONS

1. Does the Council support the Planning Commission's recommendation to adopt the proposed changes?

ADDITIONAL INFORMATION

Pages 17-20 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.

Issue 1: Compatibility with Adopted Planning Documents

The proposed rezone is compatible with *Plan Salt Lake*, *Growing SLC* and the *North Temple Master Plan*. The proposed master plan amendment is needed in order to make the requested amendments compatible with the *Northwest Master Plan*. Planning staff is of the opinion the master plan amendment is appropriate given policies in citywide plans, the *North Temple Master Plan* and existing development trends in the neighborhood.

Plan Salt Lake (2015)

The applicant is proposing to redevelop underutilized land which is consistent with Plan Salt Lake. This Plan calls for locating new development in areas with existing infrastructure and amenities such as transit and transportation corridors; encourages a mix of land uses; and promotes infill and redevelopment of underutilized land. The area has existing infrastructure and high-capacity (Trax Green Line) and high-frequency (UTA bus 217) transit. The parcel's location on the west side of Redwood Road is less than one-quarter mile north of the intersection with North Temple. It is approximately one-half mile from the 1950 West/State Offices and Power Station/Cornell Trax Stations.

The adjacent property to the south is zoned RMF-35. Farther south, properties are zoned TSA-MUEC-T (Transit Station Area-Mixed Use Employment Center-Transition) which allows building height up to 60 feet and were recently redeveloped with apartments. Planning staff noted rezoning the subject property to RMF-35 would serve as a continued transition from additional recent TSA redevelopment closer to North Temple with single-family homes to the north and west of Redwood Road.

Growing SLC: A Five-Year Housing Plan (2017)

This plan addresses the growing divide between income and housing costs and promotes additional strategies to increase the supply of available and affordable housing. Goal 1 of the Plan states the following: "Increase housing options: reform city practices to promote a responsive, affordable, high-opportunity housing market." The proposed rezoning is anticipated to increase the types of housing options and provide additional housing units in the community.

North Temple Master Plan (2010)

As noted above, the subject property is near two Trax stations. Area plans for the Power Station/Cornell and 1940 West/State Offices stations designate the subject property as within a "stable area." However, the proposal to remove the split-zoning designation and redevelop the underutilized parcel is consistent with the station area policies and strategies to "allow for a more intense, compact mix of uses" and provide a broader mix of housing types and densities just outside the transition area.

The Plan also encourages high-density mixed-use development on all four corners of the area's busiest intersection at North Temple and Redwood Road. Although the proposed development is north of this intersection, the proposed development would provide additional medium density housing and further the transition to single-family neighborhoods to the north and west. It could also provide customers for existing and future businesses in the area.

Northwest Master Plan (1992)

Given its age, the Northwest Master Plan may not reflect current policies or goals related to housing growth in the area. This Plan discusses rezoning properties to address concerns related to construction of apartments in the area when the plan was adopted. Planning recommends considering policies of more recently adopted plans listed above when evaluating the proposed rezoning of the subject property.

Issue 2: Zoning Compatibility with Adjacent Properties

As shown in the vicinity zoning map above, nearby properties are a mix of R-1/5,000, RMF-35, TSA-MUEC-T (Transit Station Area-Mixed Use Employment Center-Transition), and across

Redwood Road TSA-MUEC-C (Transit Station Area-Mixed Use Employment Center-Core) and MH (Mobile Home).

The proposed rezone to RMF-35 would allow for greater density, lot coverage and height, but would have similar setbacks (see Attachment D on pages 34-36 of the Administration's transmittal for a comparison of the RMF-35 and R-1/5,000 zoning districts).

As discussed above, the proposed RMF-35 zoning designation would provide a transition between more intensive zones and nearby single-family zoning, while allowing the underutilized parcel to be redeveloped.

Issue 3: Existing Zoning Limitations and Proposed Zone

The subject parcel is split-zoned RMF-35 and R-1/5,000 with one residential building containing four units. The RMF-35 area of the property is approximately 13,000 square feet, enough area to allow for five multi-family units, one more than currently on the site. The lot width is approximately 75 feet which is five feet less than the minimum lot width required for multi-family residential development. Because of this, redevelopment of the site with a multi-family dwelling would require a Planned Development.

The R-1/5,000 portion of the parcel is approximately 27,000 square feet. This zoning district allows for single-family dwellings, but not two-family or multi-family units. There is enough land area on this section of the property to accommodate up to five single-family dwellings, but it would likely be difficult to construct them given limited street frontage. Access from Gemini Drive would probably be required for the dwellings. A Planned Development would likely be required as some lots would not have street frontage. Setback requirement relief may also be required through a Planned Development. Additional units on Gemini Drive may require construction of a cul-de-sac bulb or other acceptable turnaround.

If the Council approves the zoning change to RMF-35 for the entire parcel, up to 26 multi-family units could be constructed. Under this scenario, a Planned Development would still be required because the lot width is less than the required minimum.

The proposed master plan and zoning map amendments from the split-zoned RMF-35 and R-1/5,000 to the full parcel being zoned RMF-35 would allow for more intensive redevelopment of the subject property. Planning staff is of the opinion this is consistent with citywide plans and compatible with recent redevelopment and changes in the neighborhood. It is also consistent with zoning on properties to the south and northeast. It would also serve as a transition from the TSA zoned property to the south and east with and the single-family development to the north and west. Current zoning limits development on the property and rezoning would allow development similar to property to the south. It is Planning staff's belief the proposed zoning map and master plan amendments are appropriate for the property given its context and evolving City plans and policies.