



COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

TO: City Council Members

FROM: Nick Tarbet, Policy Analyst

DATE: July 13, 2021

**RE: Rezone & Master Plan Amendment
810 East 800 South R-2 to CB
PLNPCM2020-00740 &
PLNPCM2020-00741**

PROJECT TIMELINE:

Briefing June 15, 2021

Set Date: June 15, 2021

Public Hearing: July 13, 2021

Potential Action: July 20, 2021

Work Session Summary

The Council did not raise any significant concerns or questions during the work session briefing. The public hearing was set for July 13, 2021.

The following information was provided for the June 15 work session briefing. It is provided again for background purposes.

ISSUE AT-A-GLANCE

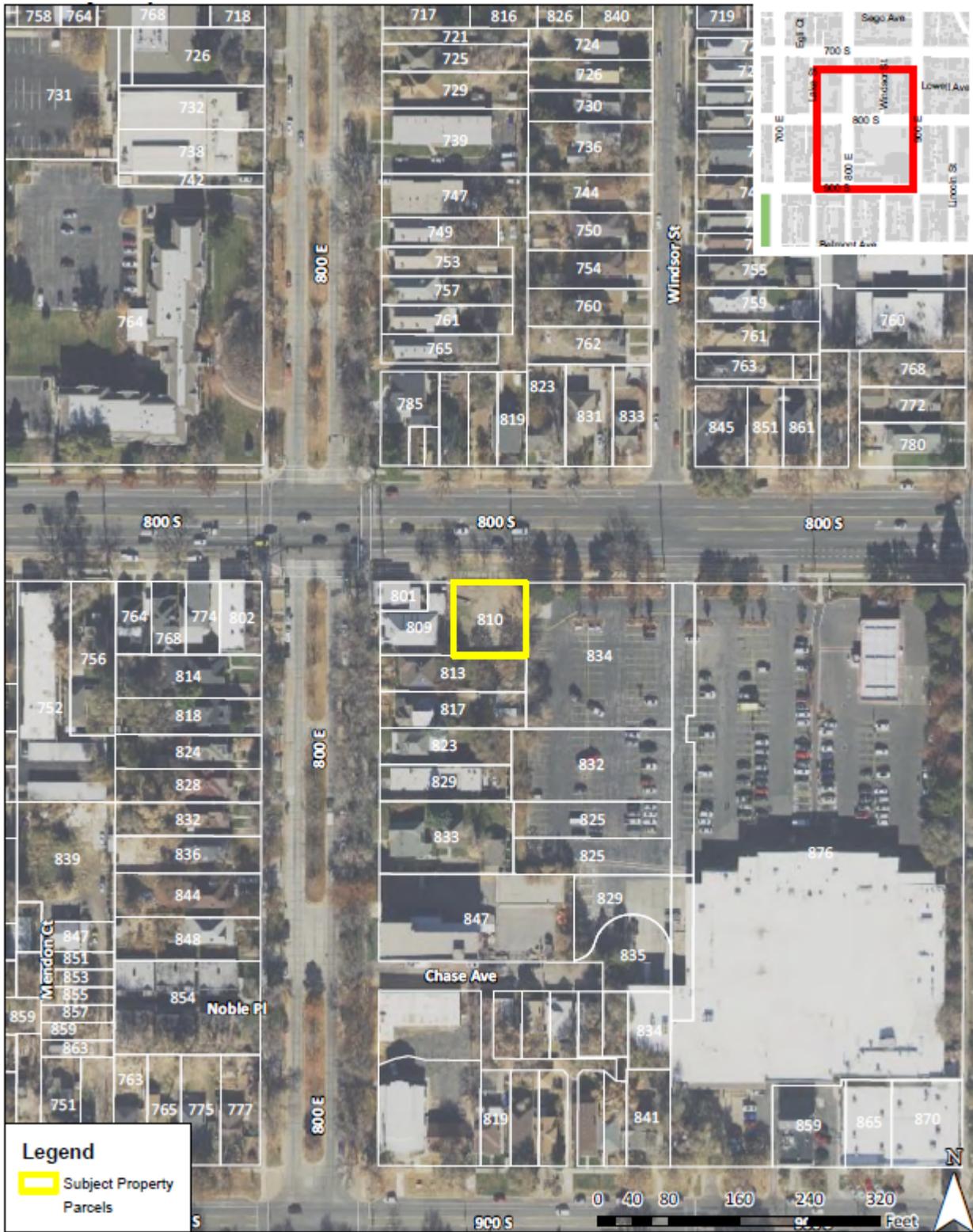
The Council will be briefed on a proposal to rezone property located at approximately 810 East 800 South. from R-2 (Single and Two-Family Residential) to CB (Community Business) and amend the Central Community Future Land Use Map from Low Density Residential to Community Commercial.

The Planning Commission forwarded a positive recommendation to the Council.

The property is currently vacant. The city's permit card files show that a single-family home was demolished in 1989. The applicant submitted preliminary development plans for a two-story building that would have commercial space on the first floor, residential units on the second floor, and parking located to

the rear.

Vicinity Map
(From Attachment A, Planning Commission Staff Report)



Zoning Map
Page 2 of the Transmittal Letter



ADDITIONAL INFORMATION

Planning Commission Staff Report

Pages 3-5 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.

Issue 1: Compatibility with adopted planning documents

This section reviewed the proposal for compatibility with existing master plans such as the East Central Master Plan and Plan Salt Lake.

- The preliminary plans for a mixed-use development require the zoning map and master plan amendments.
- The CB zoning district and Community Commercial land use designation are consistent with the proposed development. They are also consistent with the zoning and land use on the adjacent Smith’s property.
- There is a commercial use on the adjacent Smith’s property and on the corner of 800 East and 800 South. As such, the proposed amendments are appropriate for the context and the neighborhood.
- The current zoning and small size of the parcel limits the property to a single-family residence.
- The proposed master plan amendment and zoning map amendment are also compatible with the citywide Plan Salt Lake in that it would provide a mix of uses, redevelopment of a vacant property, and additional commercial space and residential units in the central area of the city.

Issue 2: Zoning compatibility with adjacent properties

- The existing zone, R-2, generally permits single- and two-family residential properties.
- The CB zone, consistent with the Smith’s property to the east, allows for a variety of commercial uses and multifamily development.
- The anticipated use of the site with commercial on the first floor and residential on the second floor would serve as a transition from adjacent higher intensity uses and would be compatible with the commercial development to the east and the mix of small scale commercial and residential development to the west.

Issue 3: Existing zoning limitations and proposed zone

- The subject property is currently zoned R-2, which allows for single-family and two-family dwellings.
 - Two-family dwellings require a minimum of 8,000 square feet, which is approximately 1,200 square feet larger than this parcel.
 - With this requirement, the property is generally limited to single-family uses. It has been vacant since the previous residence was demolished in 1989,

Zoning District Comparison

	R-2	
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	(Existing)	CB (Proposed)
Minimum Lot Area Single-family detached dwellings Two-family dwellings	5,000 sq. ft. 8,000 square feet	None
Max Height	28 ft. to the ridge or the average of the block face; 20 ft. for flat roofs	30 ft.
Front Yard	Average of block face or 20 ft.	None required
Rear Yard	25% of lot depth not less than 15 ft., need not be more than 25'	10 ft.
Interior Side Yard	4 ft. on one or 10 ft. on the other	None required
Max Building Coverage	40%	NA
Landscape Yard	NA	Front yard, if provided
Buffer yard	NA	7 ft. next to residential

Allowed Uses Comparison

The transmittal letter notes the Planning Commission discussed recommending that the City Council limit the site to specific uses, but, ultimately, did not make a recommendation on use of the site.

The CB allows many more commercial uses than the R-2. Pages 22 – 24 of the Planning Commission staff report includes a comparison of the allowed uses in the R2 and CB zoning districts.