



COUNCIL STAFF REPORT

CITY COUNCIL *of* SALT LAKE CITY

TO: City Council Members

FROM: Nick Tarbet, Policy Analyst

DATE: July 20, 2021

**RE: **Rezone: 329-331 South 600 East
PLNPCM2021-00268****

PROJECT TIMELINE:

Briefing July 20, 2021
Set Date: July 20, 2021
Public Hearing: Aug, 17 2021
Potential Action: Aug, 24 2021

ISSUE AT-A-GLANCE

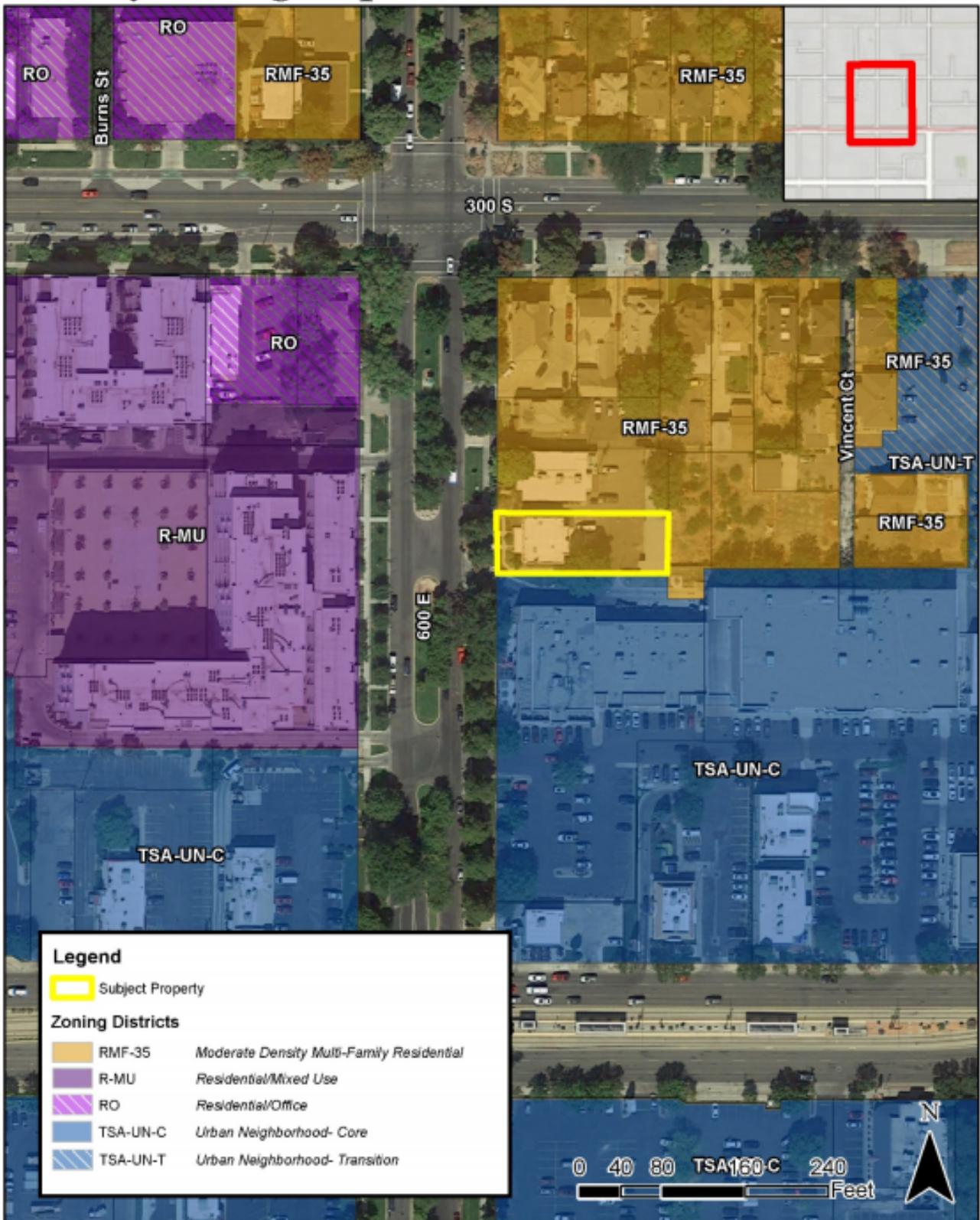
The Council will be briefed on a proposal to that would rezone the property at 329-331 South 600 East from RMF-35 (Moderate Density Multi-Family Residential District) to R-MU-35 (Residential/Mixed Use District). The proposed rezone to R-MU would allow for a café eatery within the existing building, which is not currently permitted under the existing RMF-35 zoning designation. This property houses the offices of Encircle Family and Youth Services Center a nonprofit working with LGBTQ+ people and their friends and families. A master plan amendment is not needed to facilitate this zoning change.

PUBLIC PROCESS

The proposed rezone went through the required public process outlined in city code See page 2 of the transmittal letter for details.

- Notice was sent to the Central City Community Council and the East Central Community Council on April 28, 2021.
 - Neither requested a presentation on the proposed rezone
- Online Open House held beginning on May 3, 2021.
- Planning Commission held a public hearing on Wednesday June 23, 2021.
 - Planning Commission forwarded a positive recommendation to the City Council.

Vicinity Map
Page 2 of the Transmittal Letter



Salt Lake City Planning Division 5/21/2021

ADDITIONAL INFORMATION

The primary reason for the rezone request is so the applicant will have the ability to establish a small café within their existing office building, which is not currently allowed under the existing RMF-35 zoning district but is allowed as a permitted use under the requested R-MU-35 zoning district.

All uses permitted in the existing zoning district are allowed in the proposed R-MU-35 zone except for a community recreation center; this is a conditional use in the RMF-35 zone but would not be allowed in the R-MU-35 zone. Attachment C of the Planning Commission Staff report shows a complete list of the permitted and conditional uses for both zoning districts.

The Planning Commission Staff report (page 3) noted the following key issue for consideration.

Existing City Plan Guidance

- Central City Master Plan - The Future Land Use Map associated with the Central City Master Plan indicates the subject property is intended to be a medium residential/mixed use land use which is consistent with the proposed zoning map amendment.
- Plan Salt Lake - encourages the development of small businesses, entrepreneurship, and neighborhood business nodes. The proposed zoning change would allow for the establishment of this small business and support the spirit of Plan Salt Lake.

Zoning District Comparison

	<u>RMF-35</u>	<u>R-MU-35</u>
Minimum Lot Area Non-residential use	5,000 square feet	No minimum
Max Height	35'	Thirty-five feet (35') Buildings taller than thirty-five feet (35'), up to a maximum of forty-five feet (45'), may be authorized through the design review process. ⁱ
Front Yard	Twenty feet (20')	Minimum five feet (5') Maximum fifteen feet (15')
Rear Yard	Twenty five percent (25%) of the lot depth, but not less than twenty feet (20') and need not exceed twenty-five feet (25').	Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30')

Interior Side Yard	At least ten feet (10').	No setback is required unless an interior side yard abuts a Single- or Two-Family Residential District. (subject property <i>does not abut single/two family residential</i>)
Max Building Coverage	Sixty percent (60%) of the lot area	N/A
Landscape Yard	The front yard, corner side and, for interior multi-family lots, one of the interior side yards shall be maintained as landscape yards.	Where a lot in the R-MU-35 District abuts a lot in a Single-Family or Two-Family Residential District, landscape buffers shall be provided as required in chapter 21A.48 , "Landscaping And Buffers"
Buffer yard	Where a lot abuts a lot in a single-family or two-family residential district, a landscape buffer shall be provided in accordance with chapter 21A.48	

ⁱ Maximum Building Height: The maximum building height shall not exceed thirty-five feet (35'), except that nonresidential buildings and uses shall be limited by subsections E1, E2, E3 and E4 of this section. Buildings taller than thirty five feet (35'), up to a maximum of forty five feet (45'), may be authorized through the design review process ([chapter 21A.59](#) of this title); and provided that the proposed height is supported by the applicable master plan.

1. Maximum height for nonresidential buildings: Twenty feet (20').
2. Nonresidential uses are only permitted on the ground floor of any structure.
3. Nonresidential uses in landmark sites are exempt from the maximum height for nonresidential buildings and the maximum floor area coverage limitations.
4. For any property abutting a Single-Family or Two-Family Residential District, the maximum height is limited to thirty-five feet (35') and may not be increased through any process.