



# **CAPITOL PARK COTTAGES ZONING MAP AND MASTER PLAN AMENDMENT**

**675 N F STREET**

**CITY COUNCIL// OCTOBER 18, 2022**



# REQUEST

- **Applicant:** Ivory Development
- **Two requests:**
  - **Zoning Map Amendment**
    - From **FR-3/12,000 Foothills Residential District**
    - To **SR-1 Special Development Pattern Residential District**
  - **Master Plan Amendment**
    - From “Very Low Density” to “Low Density”
- Intended to accommodate a proposed 19-lot single-family development

**Recommendation:** Planning Commission transmitted a favorable recommendation to City Council with conditions





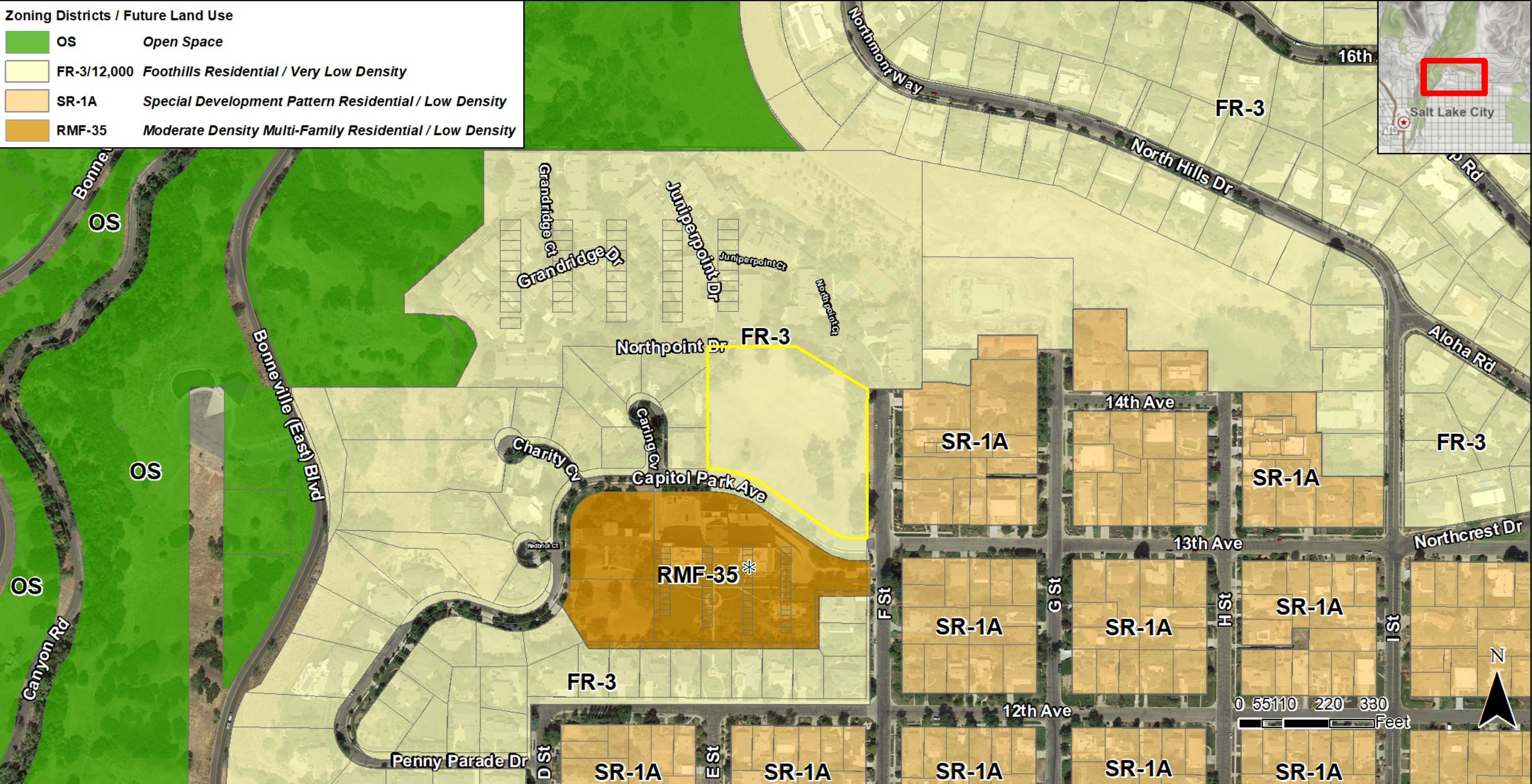
# CONTEXT





**Zoning Districts / Future Land Use**

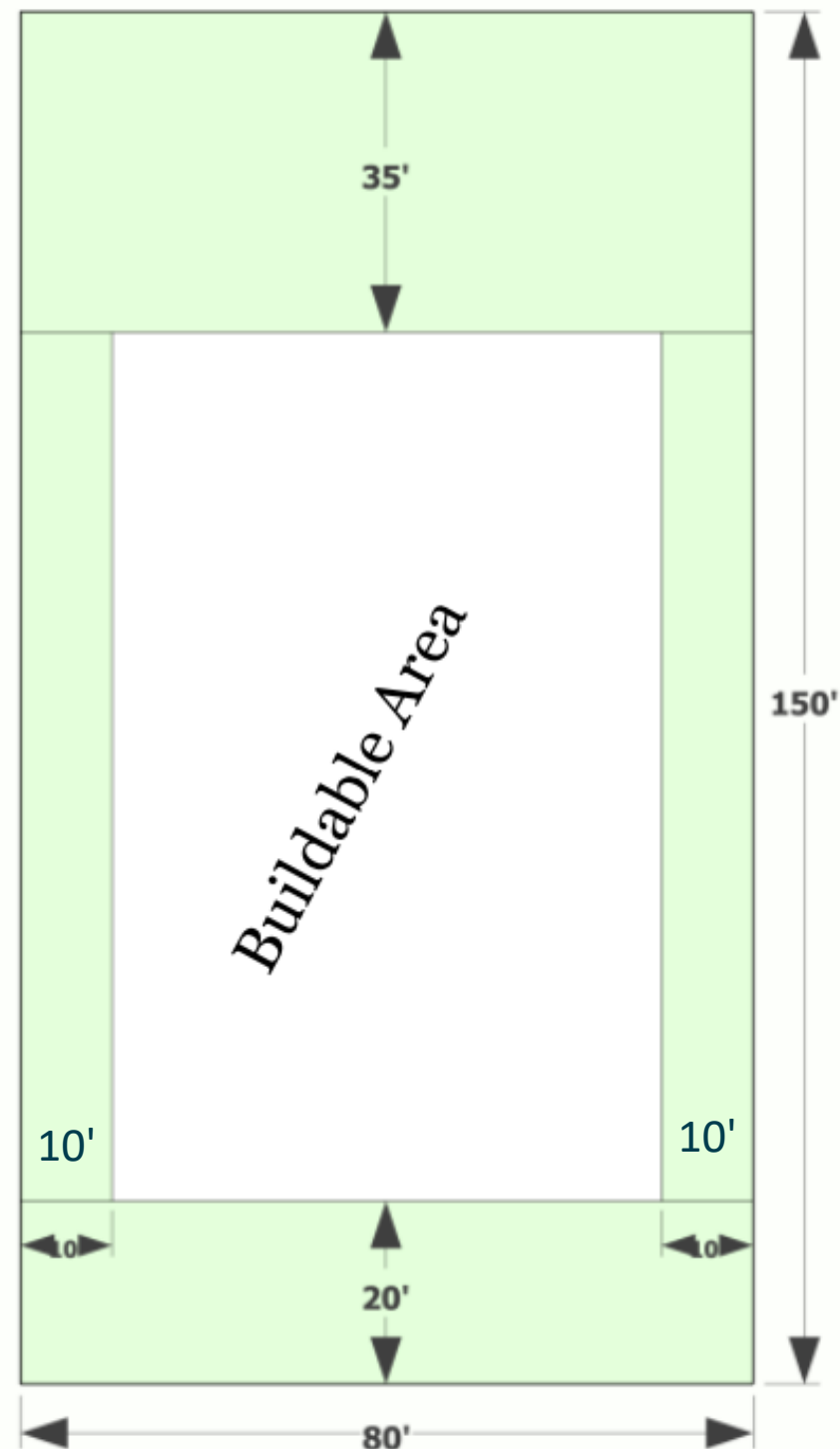
	OS	Open Space
	FR-3/12,000	Foothills Residential / Very Low Density
	SR-1A	Special Development Pattern Residential / Low Density
	RMF-35	Moderate Density Multi-Family Residential / Low Density



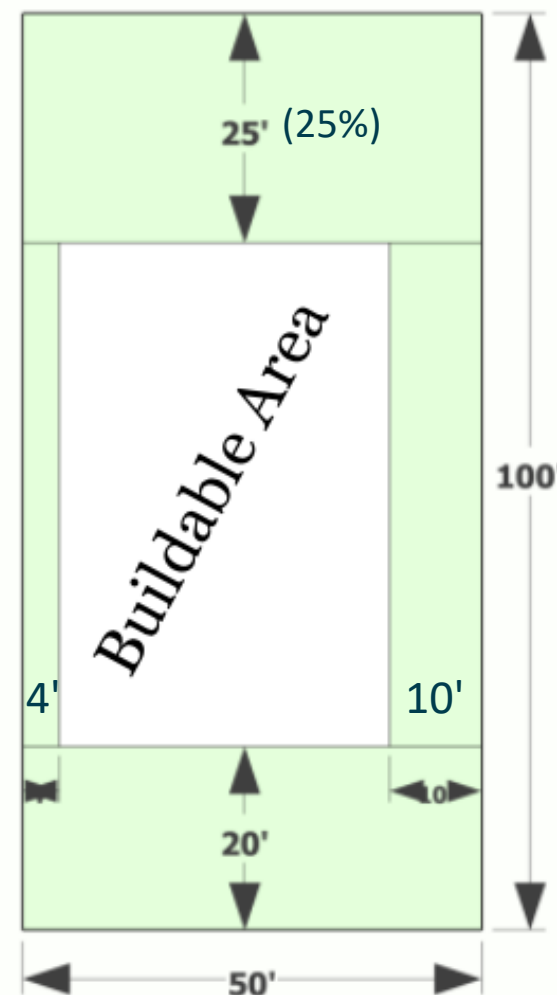


# ZONING: FR-3 VS SR-1

## FR-3 (Min. 12,000 sq ft lot)



## SR-1 (Min. 5,000 sq ft lot)



## Major Differences:

- **Lot size/density** - min. 12,000 vs 5,000 sq ft
  - 3.63 (7.3) vs 8.7 (17.6) dwelling units per acre (w/ADUs)
- **Rear setbacks** - min. 35' vs. min. 25% (as low as 15')
- Buildings not allowed in FR-3 rear yard

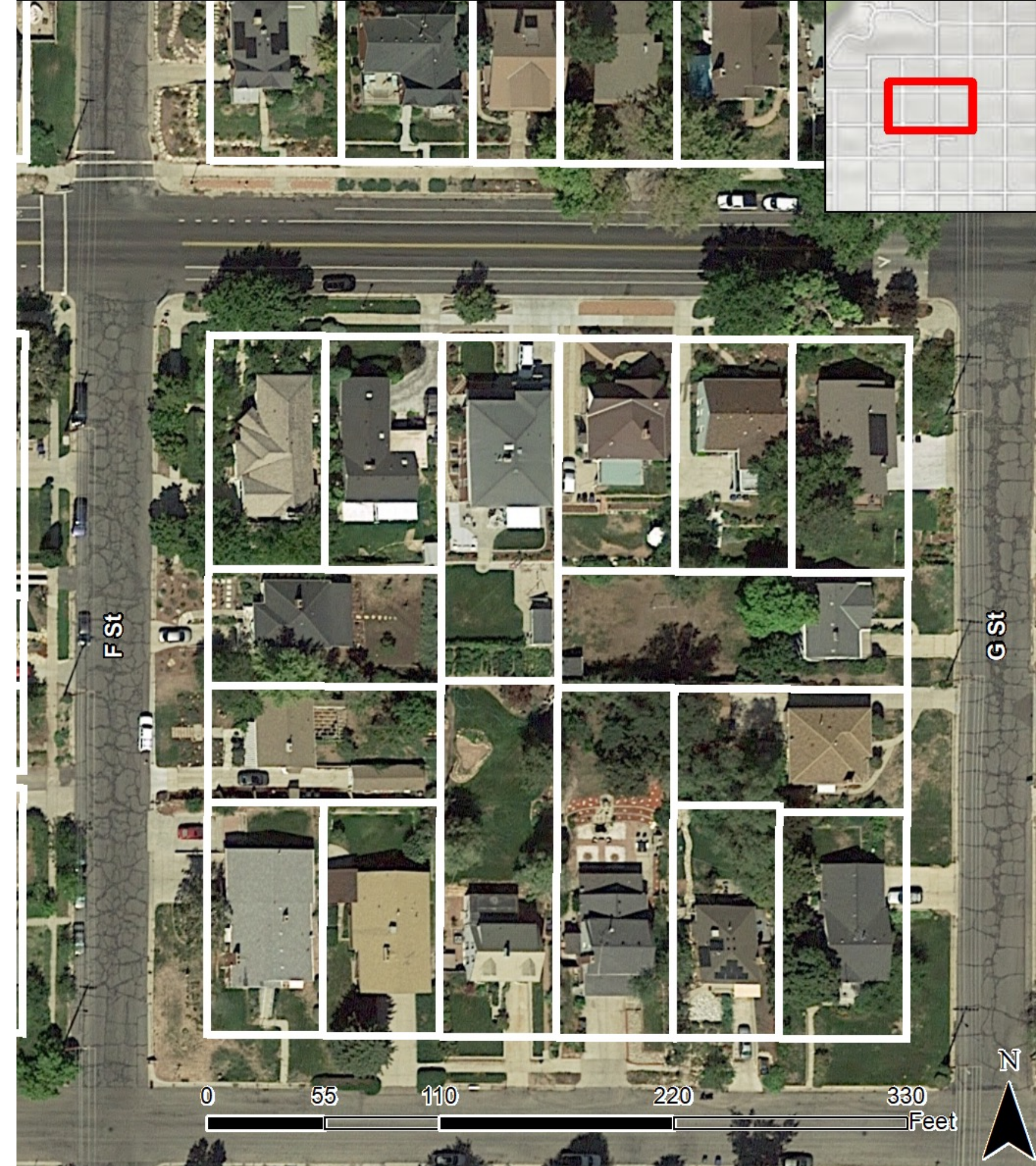
## Similarities:

- **Heights:** Both 28'
- **Building coverage:** Max. 35% vs 40%
  - Effectively 5% more open space required in FR-3
- **Front setbacks:** Both 20'
- **Side setbacks:** 10'/10' vs. 10'/4'
- **ADUs:** Attached ADUs permitted in both zones
- **Parking:** 2 stalls per home + 1 per ADU



# DENSITY COMPARISON

- How many single-family lots can be built with the zoning on the 3.2 acre lot?
- **Theoretical limit (strictly based on min. lot area):**
  - **FR-3** : 11 lots - 3.6 du/ac ( 7.3 w/ADU)
  - **SR-1**: 27 lots - 8.7 du/ac (17.6 w/ADU)
- **Practical by-right limit (estimate):**
  - Impacted by min. lot dimensions, lot width, public street requirements, private street access limits
  - **FR-3**: 9 lots - 2.8 du/ac (5.6 w/ADU)
  - **SR-1**: 18 lots - 5.6 du/ac (11.2 w/ADU)
- Higher lot counts require discretionary modifications to dimensions through Planned Development by PC
- Applicant concept plans are 19 lots with ADUs on 14 lots (33 total units)





# REZONE CONSIDERATIONS

- Consistency with adopted City plans and policies
- Consistency with zoning ordinance purpose
- Effects on adjacent properties (compatibility)
- Consistency with any overlays
- Adequacy of public facilities and services



# WEST YARD SETBACK

Effects of zone on adjacent properties is a consideration

## Rear Setback Difference:

- **FR-3** – 35' & no buildings allowed
- **SR-1** - 25%, min. 15', up to 30' (ex: 25' for 100' deep lot)
- Second story potential at 15' with SR-1
- May impact privacy of rear yards/sense of openness

## Recommended Condition by Commission:

- Min. 30' setback for second stories on the west side
- No accessory buildings in west yards





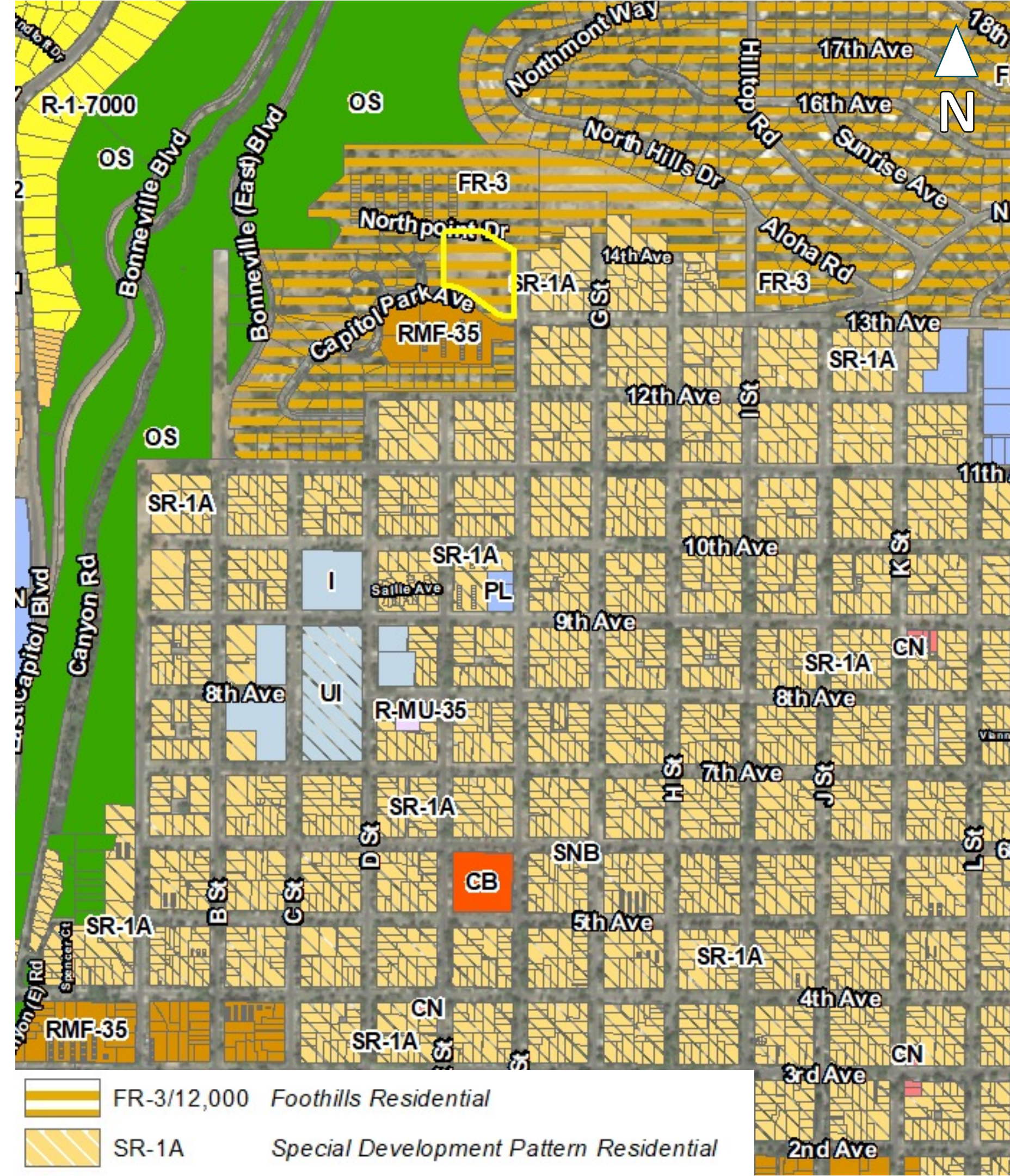
# TRAFFIC IMPACTS

- **More homes bring more traffic**
- **How much traffic?**
  - Traffic study shows low impact to neighborhood
  - Adds <1 second to wait times at intersections at peak traffic hour
  - Will account for ~5% of traffic at nearby F Street/11th Ave intersection
- **Accidents**
  - Very low number of serious injury accidents on or near F Street over time (2 between 2008 and 2019)
  - Given relative low increase in traffic, likely no substantive impact to the serious accident rate



# ZONE COMPATIBILITY

- Nearly identical zone (SR-1A) mapped across adjacent blocks to the east and nearby blocks to the south
  - Difference is lower max. height
    - 23' in SR-1A vs 28' SR-1
  - Other requirements the same
  - Same density
  - SR-1A interfaces with FR-3 along 11th, 12th, and 13<sup>th</sup> Aves



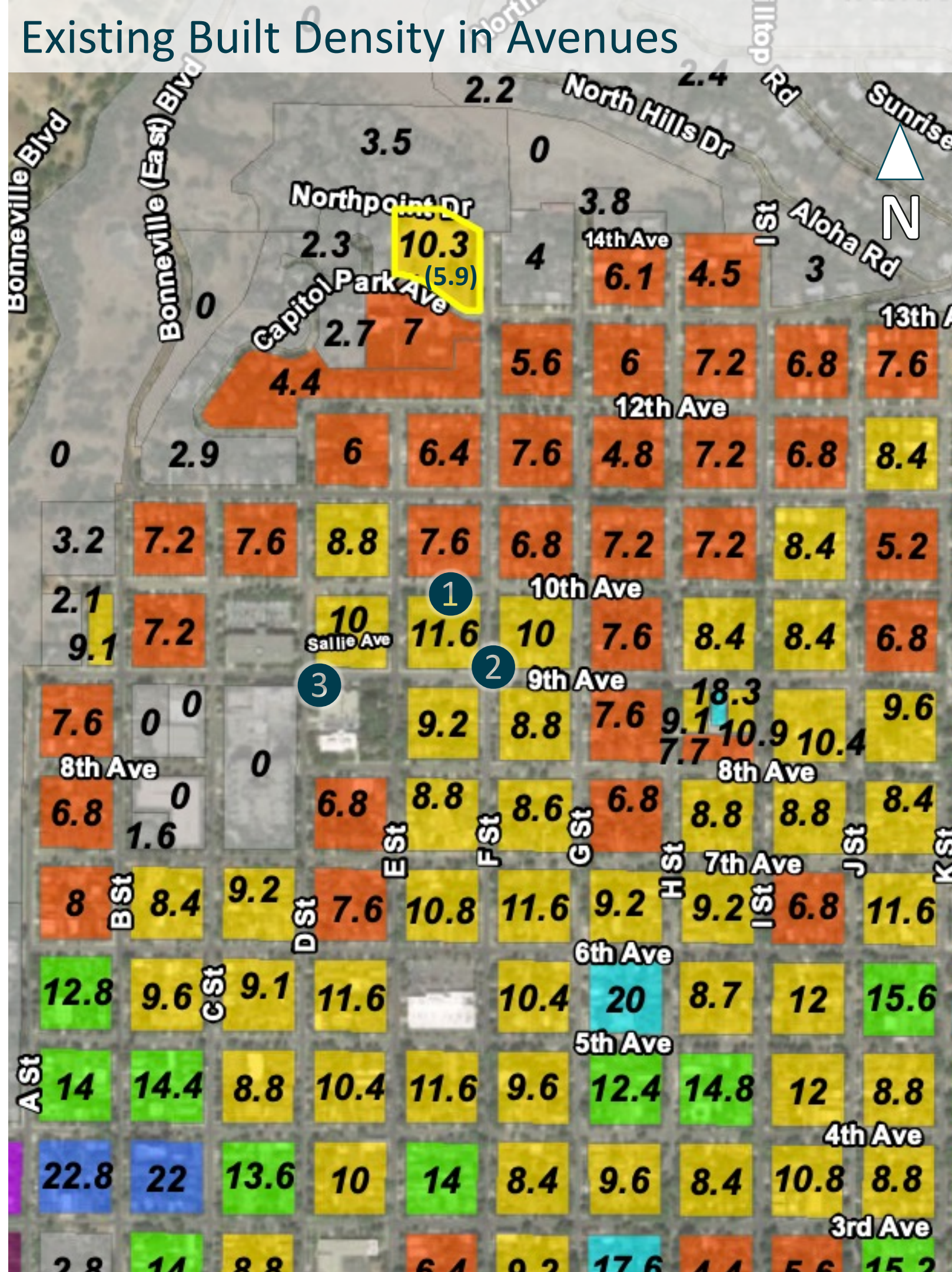


# BUILT CONTEXT

- Proposed concept plan density is **~10 du/ac** (or 5.9 w/o ADUs)
  - By-right maximum (~11 du/ac)
  - Similar to density of many blocks in Lower Avenues
- Nearby blocks along 13<sup>th</sup> Ave - similar or higher density if ADUs were added to existing homes

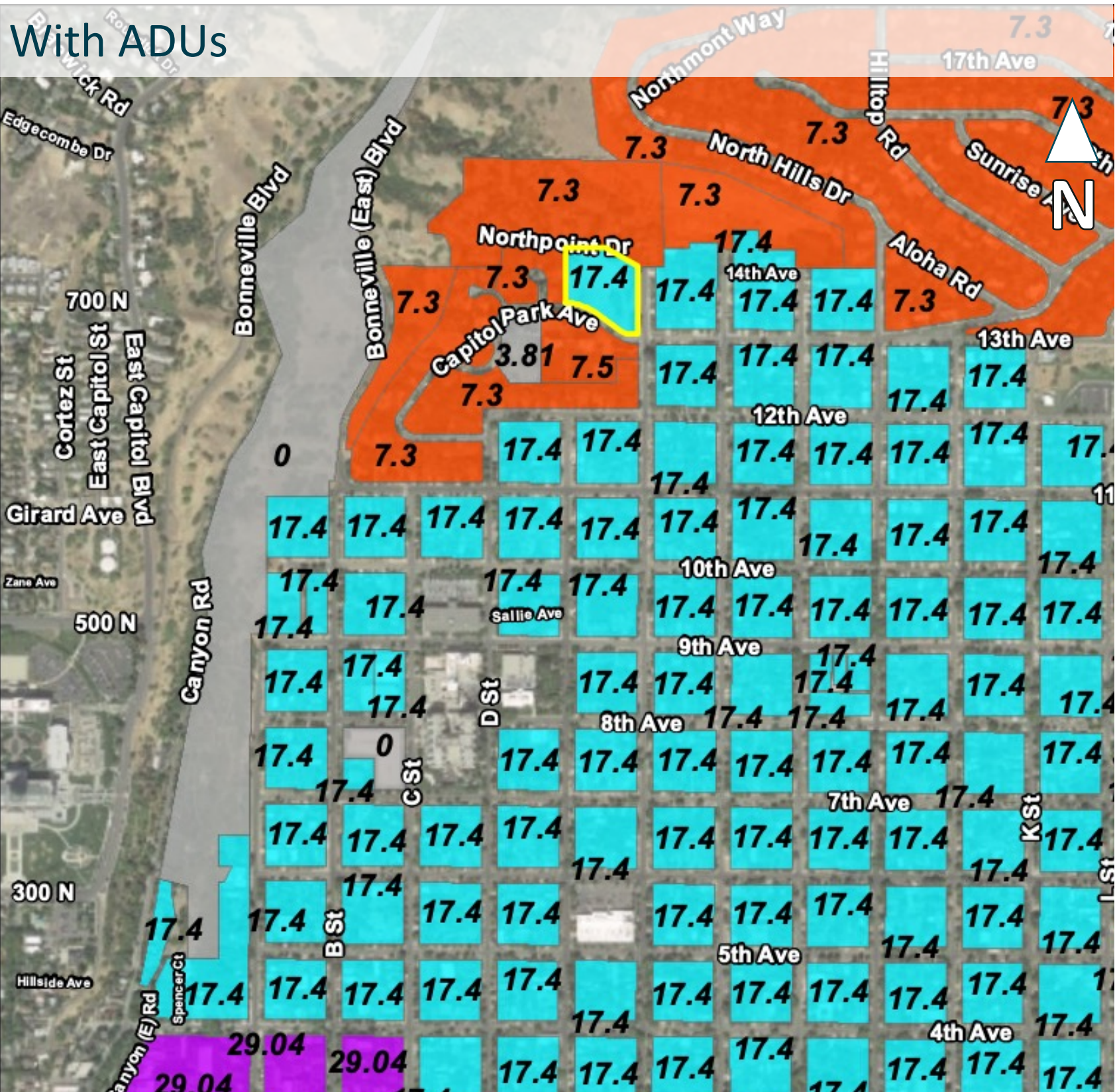
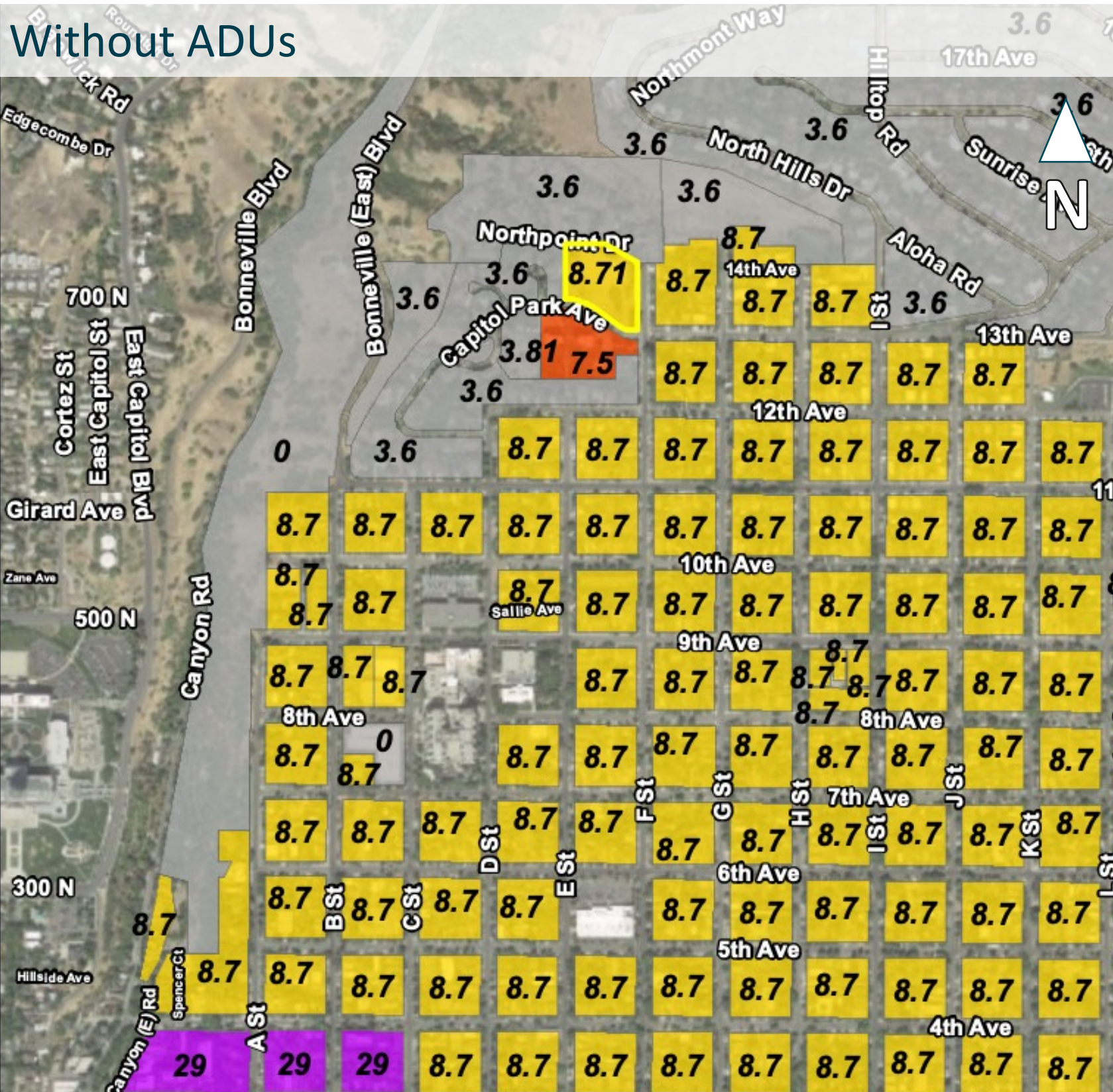


- Low-scale, low-density development compatible with other adjacent single-family development





# MAX. ALLOWED SINGLE FAMILY DENSITY

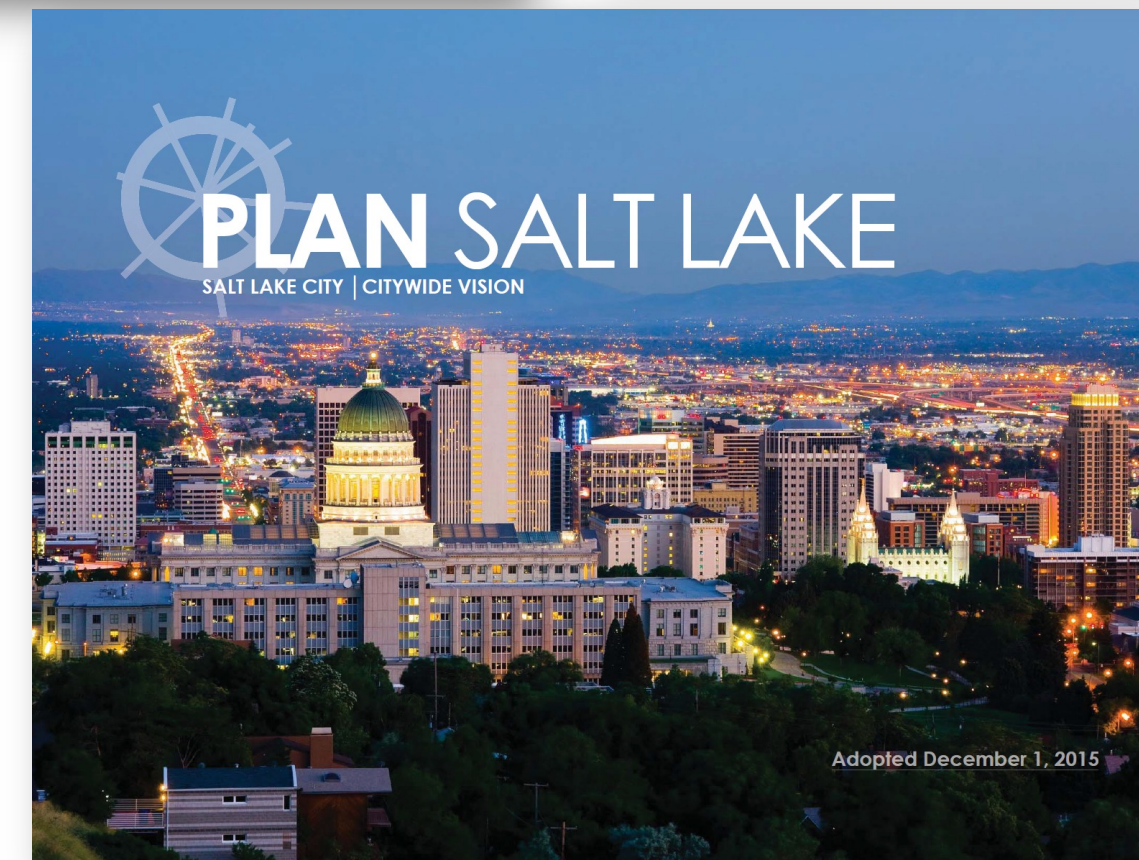
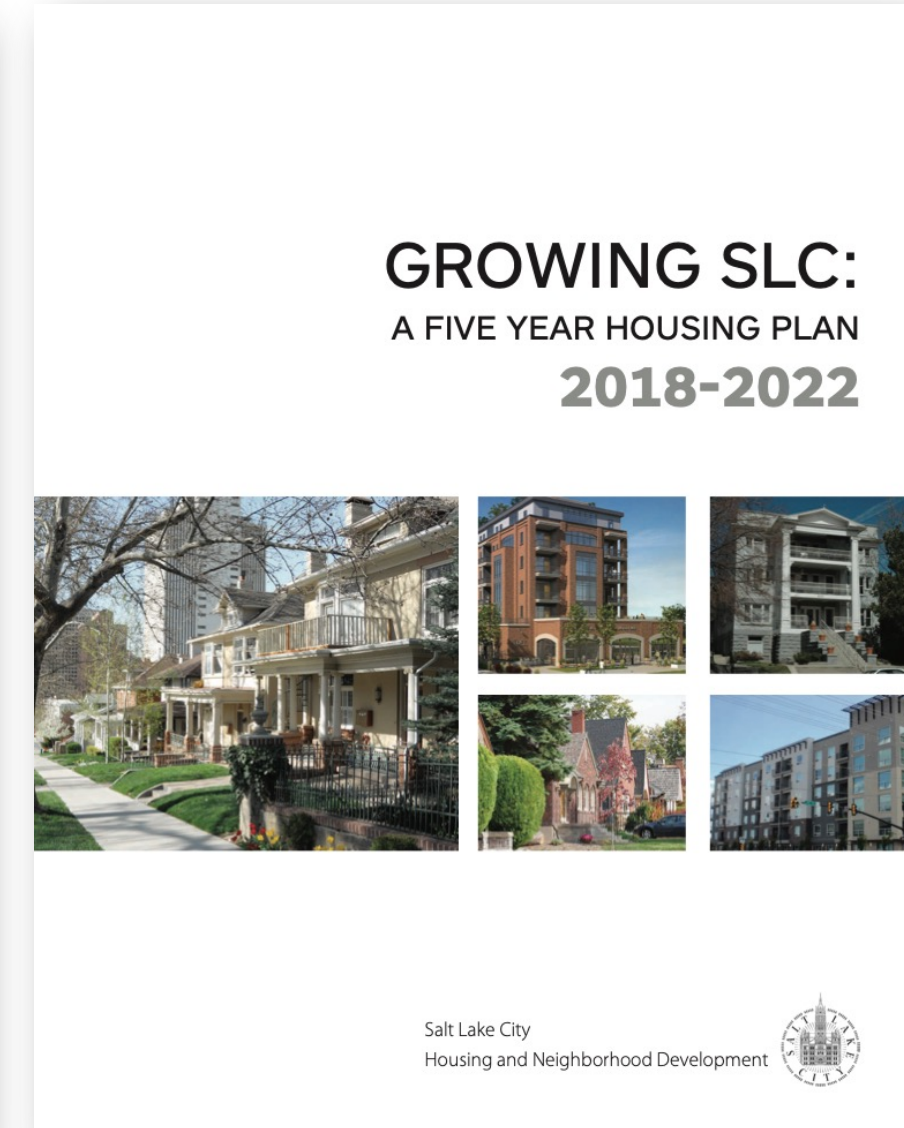




# CITY MASTER PLANS

- **Avenues Master Plan (1987)**
  - Future Land Use map – “very low density”
  - Supports larger lots in foothill areas
  - “Low Density” on former BYU property (incl. subject site)
- **Citywide Plans**
  - Housing Plan (Growing SLC, 2018)
    - Policies intended to ensure low- and moderate- income housing is in the City
    - Supports aging in place with diverse housing choices
    - Identifies large lot sizes as a barrier
  - City General Plan (Plan Salt Lake, 2015)
    - Supports finding ways to accommodate new housing growth and new housing types where it can be compatible throughout the City
- Housing market has changed significantly
- Commission found amendments warranted given level of zone change, changed conditions, and changed citywide policies

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# VACANT LOT INFILL DEVELOPMENT

- **Concerns with many rezones:**
  - Displacement
  - Gentrification
  - Loss of neighborhood character defining buildings
- Large, vacant lot without these potentials
- High opportunity area - good access to jobs, schools, parks, services
- Good location for additional families





# CONCEPT SITE PLAN

- Applicant has submitted formal Planned Development and Subdivision applications
- May go before Planning Commission at later date
- Building height compliance issues due to slope, will require changes
- Requesting modifications to setbacks, lot frontage (private street), grade change limits, retaining wall height limits





# PUBLIC INPUT

- Significant amount of public input
- Proposal changed over time, multiple rounds of comments
- Originally FB-UN1 -> Changes to concept plans -> Change to SR-1 -> Planned Development submittal
- Vast majority opposed (~650 letters/comments), less than 20 comments in support
- Opposition petition estimated at >2,000 signatures opposed
- **Recognized Community Organizations:**
  - Greater Avenues Community Council provided multiple letters opposed
  - Preserve Our Avenues Zoning Coalition also provided opposition letters and petitions
- Variety of concerns related to increased density of zone
- Support development with the existing FR-3 zoning



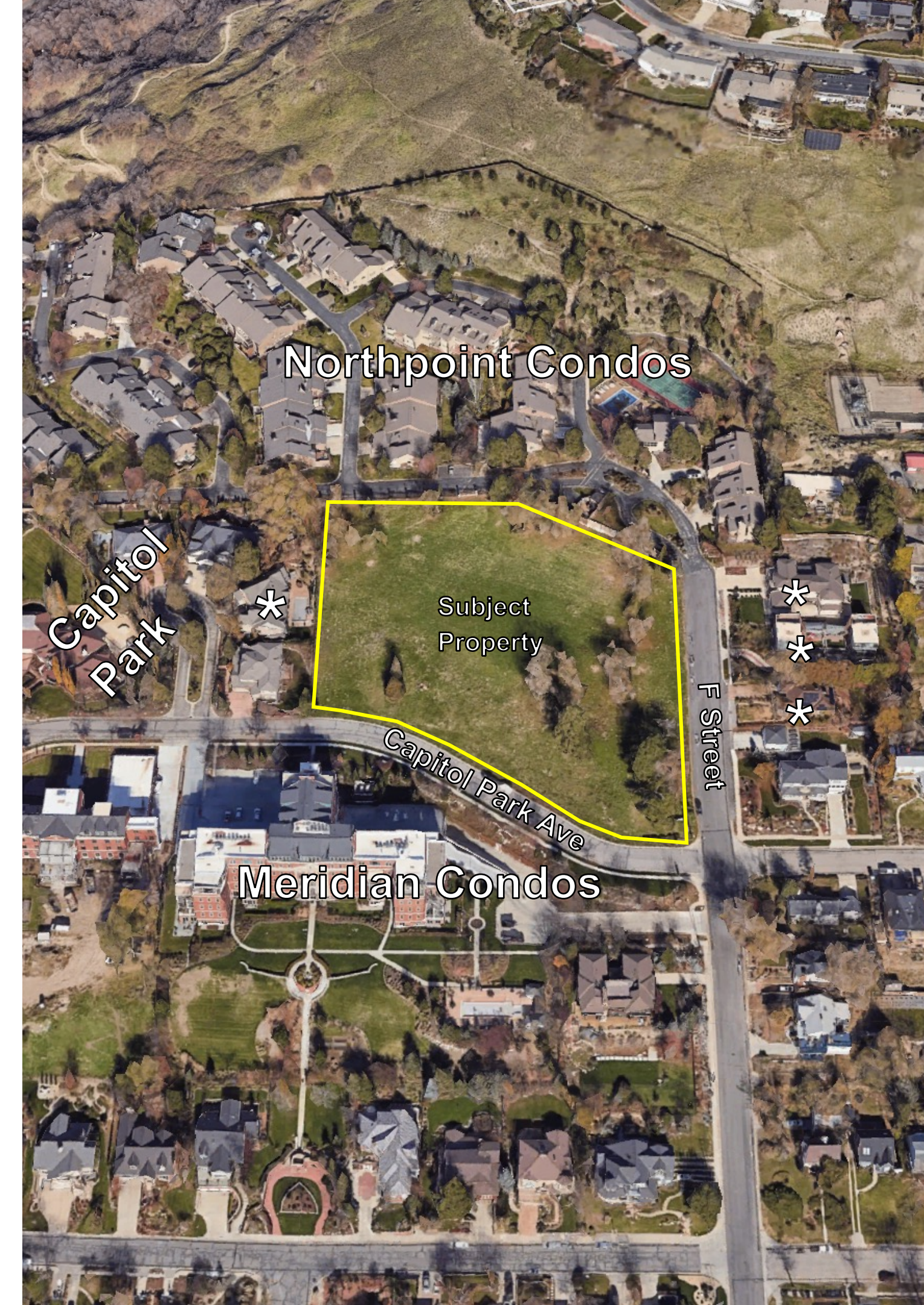
# PUBLIC INPUT

## Zoning Specific Comments from Adjacent Properties

- **West Homes\*:** Preference for 35' rear setback from 1 owner
- **East Homes\*:**
  - Concerns with density, traffic, vehicle access from 2 owners
  - Concern with original FB-UN-1 zone from 1 owner
- **South - Meridian Condos HOA** - Concerns with density, vehicles, character of the neighborhood, and use of their private road
- **Capitol Park HOA** – (Homes on Capitol Park Ave) – Similar concerns
- **North - Northpointe Condos HOA** – Similar concerns, also with reduced north setback, traffic, fire vehicle access/safety egress onto F Street from their neighborhood

## Planned Development Comments

- Concerns with reduced setbacks, grade changes, retaining walls, open space, service logistics, and loss of mature trees





# COMMISSION RECOMMENDATION

**Commission forwarded a positive recommendation with conditions:**

1. To prohibit accessory buildings in rear yards along the west property line
2. To require that the second story of homes along the west property line be setback at least 30'





# QUESTIONS



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