

SALT LAKE CITY COUNCIL STAFF REPORT

DATE: July 3, 2003

SUBJECT: Petition No. 400-03-06 – Asset Management Services, Inc.- Laurelwood Apts. - Request to rezone properties located at 1341 South State St. from Commercial Corridor CC and Residential Multi-Family RMF-35 to Residential Multi-Family RMF-45

AFFECTED COUNCIL DISTRICTS: If the ordinance is adopted, the rezoning will affect Council District 5

STAFF REPORT BY: Janice Jardine, Planning Policy Analyst

ADMINISTRATIVE DEPT. AND CONTACT PERSON: Community and Economic Development – Planning Division
Ray McCandless, Principal Planner

POTENTIAL MOTIONS:

1. ["I move that the Council"] **Adopt the proposed ordinance rezoning properties located at 1341 South State St. from Commercial Corridor CC and Residential Multi-Family RMF-35 to Residential Multi-Family RMF-45.**
 2. ["I move that the Council"] **Initiate a Legislative Action requesting that the Administration reevaluate the Zoning Ordinance and provide an exemption, text changes or an Administrative process to allow existing residential uses within commercial zoning districts as permitted uses.**
 3. ["I move that the Council"] **Not adopt the proposed ordinance.**
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The following information was provided previously. It is provided again for your reference.

KEY ELEMENTS:

- A. The proposed rezoning would facilitate the sale and renovation of the existing Laurelwood Apartments. Currently, the property includes a commercial retail center on State Street zoned Commercial Corridor and the Laurelwood Apartments zoned Residential Multi-Family RMF-35 located on 1300 South and Edison Street. If the rezoning is approved, the apartment complex and related parking would be zoned Residential Multi-Family RMF-45. The Administration notes that the current zoning boundary will be shifted to the west to be consistent with a new subdivision lot line and include existing parking for the apartment complex. (Please see the attached map for reference.)
- B. Current zoning is Commercial Corridor, Residential Multi-Family RMF-35 and the South State Street Corridor Overlay classifications. The proposed multi-family RMF-45 zoning classification would

eliminate the non-conforming status of the apartment complex by providing a zoning classification that allows a density consistent with the existing development. The Overlay district zoning would remain the same.

- C. The apartment complex includes a total of 95 units (one and two bedrooms) in 9 separate buildings. Surrounding land uses include low-density, single-family uses to the east and commercial businesses and State offices to the south, west and north.
- D. In a related matter, Morse Health and Housing in partnership with Utah Nonprofit Housing Corp. has requested a \$200,000 loan from the City Housing Trust Fund to assist in rehabilitation of the apartments. The apartments are intended to remain affordable for people at 55% of area median income or less for a period of 51 years. Twenty of the residential units will be specifically set aside for use by Valley Mental Health clients. The Housing Trust Fund Advisory Board reviewed the loan application and recommended approval on May 15th. The Council is scheduled to receive a briefing on the Housing Trust Fund loan request on Tuesday, July 1st.
- E. On May 14, 2003, the Planning Commission voted to forward a positive recommendation to the City Council to rezone the property. In addition, the Planning Commission voted to approve a preliminary subdivision amendment subject to deed restrictions limiting the number of units (95) and height of the development (25 feet).
 - 1. Some Commissioners noted that approval of the rezoning with conditions could be considered as an incremental rewrite of the zoning district. As a result, deed restrictions limiting the number of units and building height were required as part of the subdivision approval. (The Residential Multi-family RMF-45 zone allows a building height of 45 feet and a density of 43 units per acre.)
 - 2. As noted in the zoning amendment application, the petitioner is requesting to rezone property from Commercial Corridor and multi-family RMF-35 to RMF-45. The Planning staff recommendation and the Planning Commission motions inadvertently failed to mention rezoning the Commercial Corridor property. Commissioner Arla Funk, who made the motion, has indicated to the Planning Director that it was her intent to include in the motion the portion of the commercially zoned property as requested by the petitioner. (Please see the attached electronic mail message from the Planning Director for details.)
- F. An ordinance has been prepared by the City Attorney's office that would rezone the property (as requested by the petitioner) with the following conditions:
 - 1. Recordation of a final plat, with notations indicating that building height is limited to 25 feet and that the total number of units shall not exceed 95 units (59 one bedroom units and 36 two bedroom units).
 - 2. Compliance with all City Departmental requirements.
 - 3. Implementation of all site developments as shown on the proposed site plan.
- G. The project has been reviewed by the City departments. Public facilities and services are in place. The renovation project and new subdivision will be required to meet all City standards and subdivision regulations.
- H. The public process included review by the Central City, Peoples Freeway and Liberty Wells Community Councils and written notification of the Planning Commission hearing to surrounding property owners. The Liberty Wells Community Council requested that building height be limited to the height of existing structures and the number of units not exceed the current number of units. (This was included in the Planning Commission's motion.)

MASTER PLAN & POLICY CONSIDERATIONS:

- A. The 1974 Central Community Master Plan identifies this property for limited commercial service land uses. The 1995 Zoning Rewrite modified the land use designation in the Plan for this property through zoning the east half of the property for multi-family residential uses. The proposed rezoning goes one step further, making the zoning designation consistent with the density of the existing development. The existing multi-family residential use provides a transition buffer between commercial development on State Street and the low-density residential neighborhoods to the east. The Master Plan notes the following principles:
1. Revitalize and stabilize inner-city neighborhoods.
 2. Recognize mixed-use areas and their relative permanence.
 3. Establish neighborhood revitalization as a remedy for obsolescence and decline.
- B. The Council has adopted housing policy statements that support creating a wide variety of housing types citywide. The Council's policy statements have been included in the City's Community Housing Plan. The policy statements address a variety of issues including quality design, public and neighborhood participation and interaction, transit-oriented development, encouraging mixed-use developments, housing preservation, rehabilitation and replacement, zoning policies and programs that preserve housing opportunities as well as business opportunities.
- C. The City's 1990 Urban Design Element includes statements that emphasize preserving the City's image, neighborhood character and maintaining livability while being sensitive to social and economic realities. Applicable policy concepts include:
1. Ensure that land uses make a positive contribution to neighborhood improvement and stability and building restoration and new construction enhance district character.
 2. Treat building height, scale and character as significant features of a district's image.
 3. Ensure that features of building design such as color, detail, materials and scale are responsive to district character, neighboring buildings, and the pedestrian.
- D. The City's Strategic Plan and the Futures Commission Report express concepts such as maintaining a prominent sustainable city, ensuring the City is designed to the highest aesthetic standards and is pedestrian friendly, convenient, and inviting, but not at the expense of minimizing environmental stewardship or neighborhood vitality. The Plans emphasize placing a high priority on maintaining and developing new affordable residential housing in attractive, friendly, safe environments and creating attractive conditions for business expansion including retention and attraction of large and small businesses.

CHRONOLOGY:

➤ BACKGROUND

The Administration's transmittal provides a chronology of events relating to the rezoning request. Please refer to the Administration's chronology for details. Key meeting dates are listed below.

➤ KEY DATES

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| • February, 2003 | Central City Community Council meeting |
| • March 12, 2003 | Liberty Wells Community Council meeting |
| • May 7, 2003 | People's Freeway Community Council meeting |
| • May 14, 2003 | Planning Commission meeting |

cc: **Rocky Fluhart, Dave Nimkin, DJ Baxter, Ed Rutan, Lynn Pace, Alison Weyher, David Dobbins, Roger Evans, LuAnn Clark, Louis Zunguze, Brent Wilde, Doug Wheelwright, Ray McCandless, Jan Aramaki, Barry Esham**

File Location: Community and Economic Development Department, Planning Division, Rezoning, Laurelwood Apartments, Asset management Services, 1341 South State St.