

Z-15-001

A recommendation to the City Council to amend the City’s Land Use Ordinance and Zoning Map to consolidate the Business Commercial District and Commercial General District into the Commercial General District

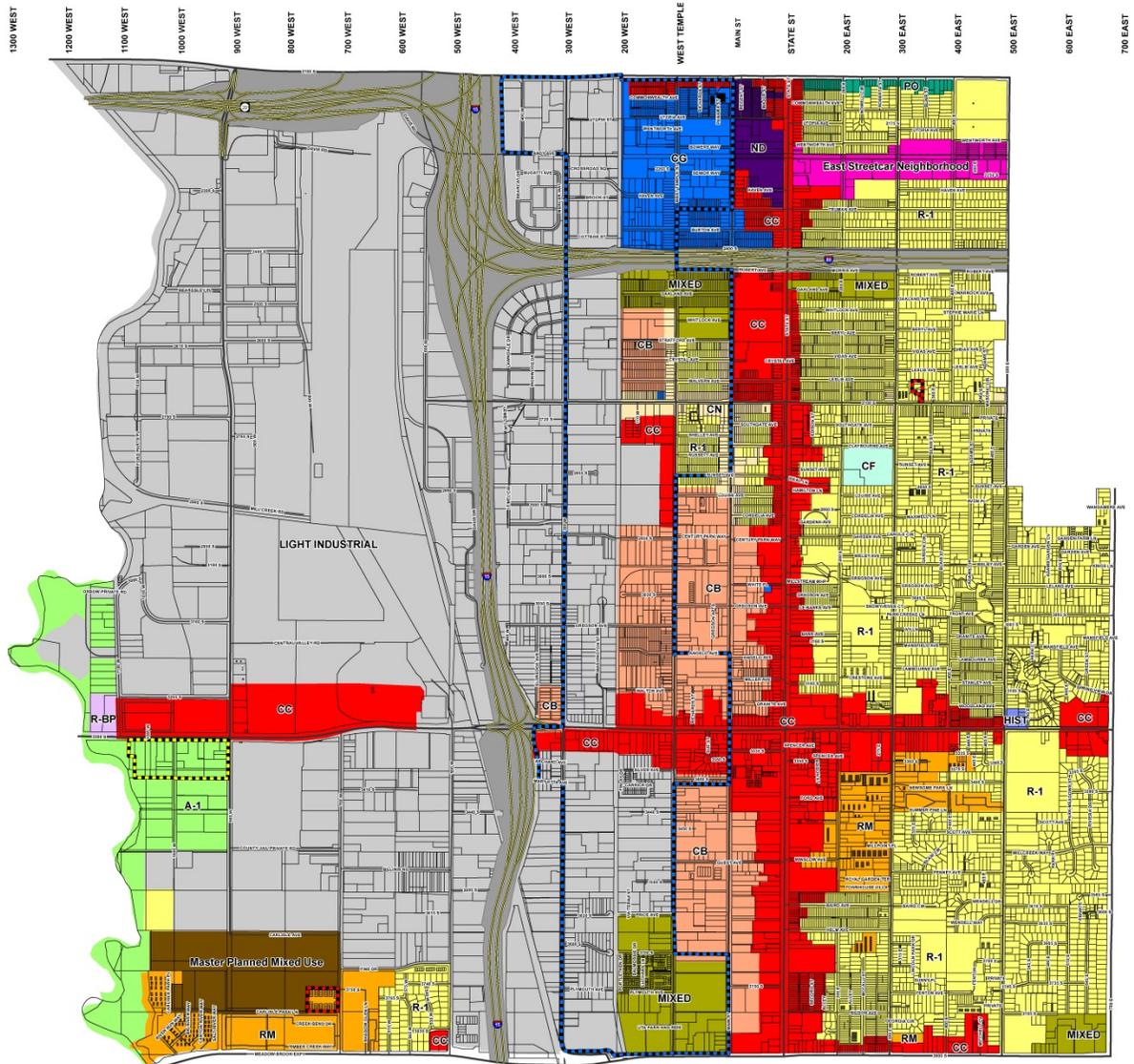
Z-15-002

A recommendation to the City Council to amend the City’s Land Use Ordinance and Zoning Map to remove density bonus language from the Municipal Code, and to amend development standards in the Transit-Oriented Development Overlay District and to establish a new zoning district called Transit-Oriented Development Overlay – Core.

SYNOPSIS

As part of the effort to update the City's Land Use Ordinances and Zoning Map, South Salt Lake is petitioning the Planning Commission and City Council to consolidate the Business Commercial District and Commercial General District into one district, called Commercial General. In 2012, the City consolidated the Business Commercial and Commercial General districts in the land use ordinance, and currently, the land use ordinance refers only to a Commercial General District. This petition will bring the zoning map into compliance with the existing land use code.

South Salt Lake City is also petitioning the Planning Commission and City Council to amend development standards in the TOD Overlay District, and to create a new TOD Overlay – Core (TOD-C) for properties that fall roughly within a quarter mile of the Millcreek and Meadowbrook TRAX Stations. This petition is intended to encourage larger-scale medium-density residential development where feasible along the corridor, while facilitating smaller, higher-density projects closer to the light rail stations. Both overlay districts are intended to support commercial activity and mixed-use neighborhoods.



SOUTH SALT LAKE CITY ON THE MOVE

Zoning Map

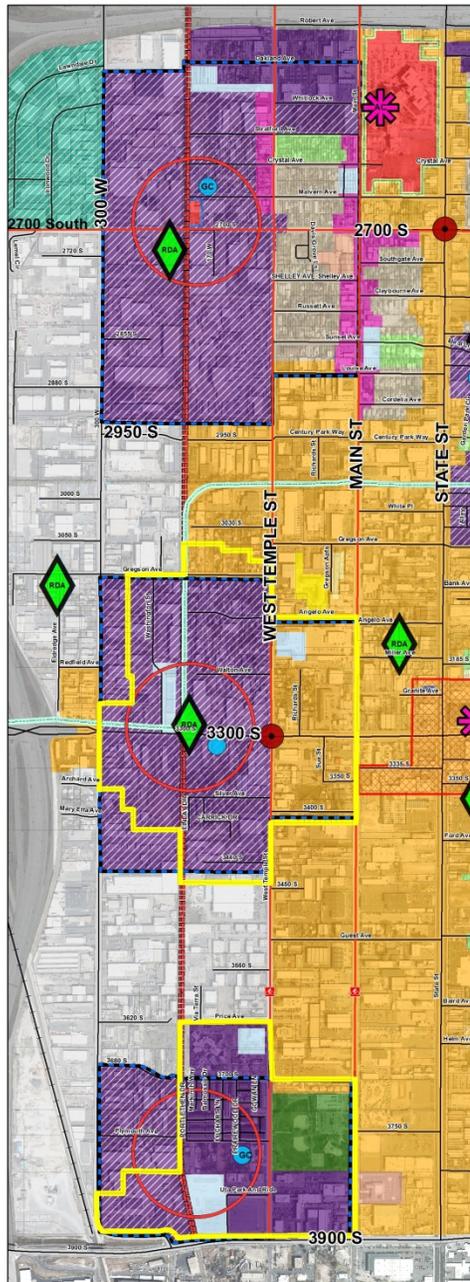
- Zone Types**
- Agriculture
 - Business Commercial
 - Corridor Commercial
 - Community Facility
 - General Commercial
 - Neighborhood Commercial
 - East Streetcar Neighborhood
 - Historical
 - Light Industrial
 - Mixed
 - Master Planned Mixed Use
 - North District
 - Professional Office
 - Single Family Residential
 - Research-Business Park
 - Multi-family Residential
 - UDOT
 - Gateway Overlay
 - TOD Overlay
 - PUD Overlay

2100 SOUTH
2200 SOUTH
2300 SOUTH
2400 SOUTH
2500 SOUTH
2600 SOUTH
2700 SOUTH
2800 SOUTH
2900 SOUTH
3000 SOUTH
3100 SOUTH
3200 SOUTH
3300 SOUTH
3400 SOUTH
3500 SOUTH
3600 SOUTH
3700 SOUTH
3800 SOUTH
3900 SOUTH



0 1,250 2,500 Feet

Revised 10/1/2014



- Proposed TOD Core
- RDA
- Neighborhood Commercial Node
- Activity Center
- Growth Center
- TRAX Line
- Public/Quasi-Public Facilities
- 1/4 TOD Focus Center
- New 1/4 TOD Focus Center
- 1/8 TOD Focus Center
- Gateway Overlay
- Very Low Density Residential (1-2 units per acre)
- Low Density Residential (3-8 units per acre)
- Medium Density Residential (9-15 units per acre)
- High Density Residential (16-29 units per acre)
- Very High Density Residential (30 + units per acre)
- General Commercial
- New General Commercial
- Historical
- New Historical
- Mixed Use
- New Mixed Use
- Professional Office/Business Park
- New Professional Office/Business Park
- Neighborhood Commercial
- New Neighborhood Commercial
- Churches
- Light Industrial
- Parks and Open Land
- Future Park
- Schools/Open Space
- Open Space



GENERAL PLAN CONSIDERATIONS

Goal LU-1. Regulate land uses based on compatibility with surrounding uses, residential areas and economic feasibility. Maintain residential, business and industrial areas that are vibrant and where the health and safety of all are protected.

Policy LU 1-2.1. Only allow residential uses in business areas that are compatible with surrounding uses by type, scale, and size.

Goal LU-4. Capitalize on South Salt Lake's vast transit options by creating specific transit-oriented development land use plans, using current best practices.

Objective LU-4.1. Implement existing TOD plans as part of the General Plan Update.

Goal LU-7. Protect low-density residential areas adjacent to businesses districts.

Goal LU-8. Accommodate higher density housing in appropriate areas.

Policy LU-8.1.2. Locate higher density housing in TOD areas and areas abutting other forms of mass transit as well as on major arterial corridors.

(Note: South Salt Lake City's residential land use matrix requires that residential along major arterial corridors include a commercial component as part of the development, either on the ground floor of a multi-story mixed-use building or on a separate structure along the frontage.)

GENERAL PLAN CONSIDERATIONS

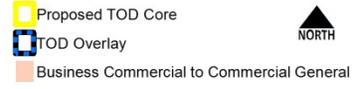
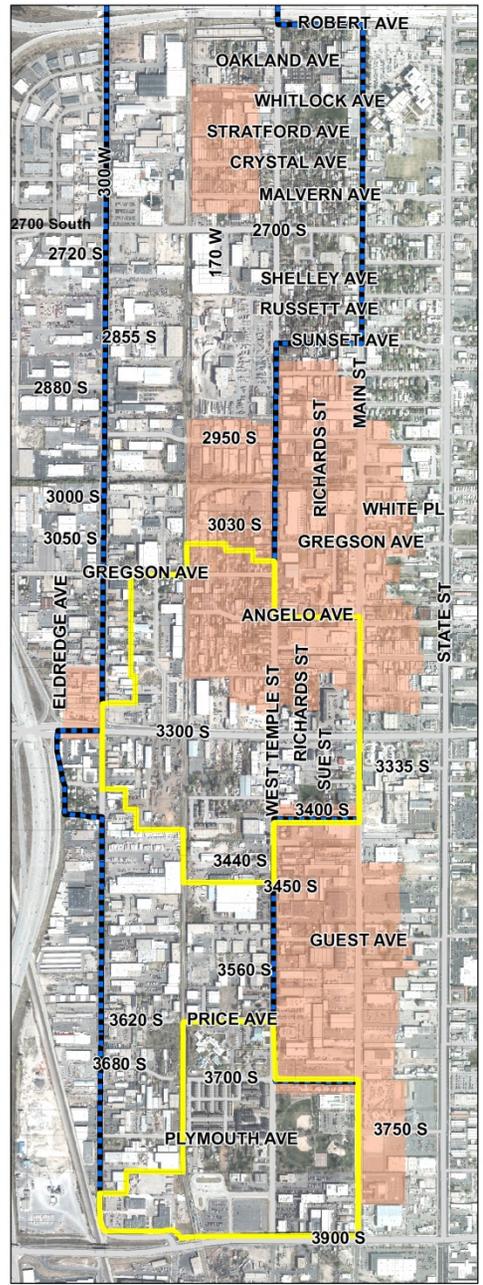
Goal TE-4. Enhance the transit options available to South Salt Lake residents.

Objective TE-4.1. Build on opportunities at TRAX stations: Central Pointe, Millcreek, and Meadowbrook

Policy TE-4.1.1. Continue to encourage transit-oriented development on properties surrounding the TRAX stations and surrounding neighborhoods within ¼ mile.

Goal HE-2. Improve the overall quality of existing housing stock.

Goal ES-3. Enhance the quality of life in South Salt Lake by improving the community's appearance, safety, education, positive outlook, gathering places and positive momentum.



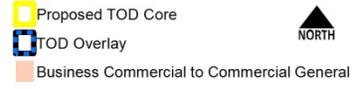
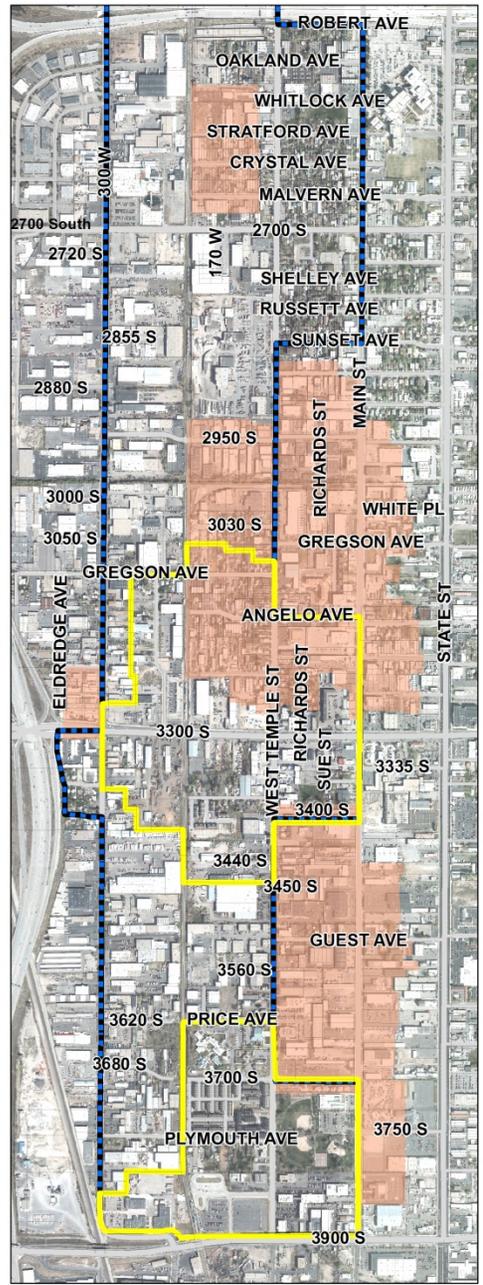
ANALYSIS – CONSOLIDATION OF BUSINESS COMMERCIAL AND COMMERCIAL GENERAL ZONES

- South Salt Lake has two zones that are nearly identical: Business Commercial and Commercial General.
- Uses allowed in the CB district that are **not** allowed in CG: assisted living facilities, residential condominiums, senior living, and multifamily apartment buildings.
- The Land Use Code eliminated the Commercial General Zone.
- The proposed zoning map amendment would bring the map into compliance with the land use code.
- In the last few years, there have been no formal proposals pursuing residential development in existing BC zones outside of the TOD overlay.
- Major residential projects could still be considered – subject to a general plan amendment and rezone.

ANALYSIS – EXISTING TOD OVERLAY DISTRICT

- Generally a mixed-use district, consisting of approximately 1500 parcels:

RESIDENTIAL PARCELS		COMMERCIAL/INDUSTRIAL PARCELS	
PUD/Townhome	286	Industrial	200
Single Family	113	Office	69
Condo	76	Warehouse	129
Other Residential	18	Retail	83
Multifamily	10	Public/Exempt	76
Duplex	7	Office/Warehouse	53
		Auto-Oriented Use	42
Total Residential	510	Wholesale	12
		Restaurant	9
		Other Commercial	8
		Hotel	2
		Bank	1
		Total Commercial	684
		Other - Including Common Areas	367



ANALYSIS – EXISTING TOD OVERLAY DISTRICT

- Experienced significant interest in residential redevelopment.
- Use restrictions in the existing TOD overlay helped to stabilize and improve the neighborhood.
- The City Council and Planning Commission have expressed concerns regarding projects that do not induce a neighborhood impact along the corridor.
- South Salt Lake seeks to focus residential development where appropriate. No other land use changes are proposed as part of this petition.

Residential Development Standards for the TOD Overlay District		
	Current Standard	Proposed Standard
Maximum Density:	65 units/acre	15 units/acre
Minimum Lot Area: Townhomes	None	2,500 square feet, for townhomes that have private yard areas.
Minimum Lot Area: Single Family	6,000 square feet	6,000 square feet
Minimum Development Area for Residential Subdivisions	None	1 acre, unless every lot in the subdivision or PUD fronts a public street.
Build-To Zone	5 to 15 feet	Build-To Zones for residential buildings on public rights-of-way to be 15 feet, unless modified by the Land Use Authority.
Density Bonus	At discretion of Land Use Authority	None



ANALYSIS – ESTABLISHING A TOD-CORE DISTRICT

- The proposed Core Districts honor the General Plan’s intent to focus higher density residential redevelopment closer to transit stations.
- The City Council and Planning Commission have expressed concerns regarding projects that do not induce a neighborhood impact along the corridor.
- South Salt Lake seeks to focus residential development where appropriate. No other land use changes are proposed as part of this petition.

Residential Development Standards for the TOD Core District	
	Proposed Standard
Maximum Density:	None
Minimum Lot Area: Townhomes	None
Minimum Lot Area: Single Family	6,000 square feet
Minimum Development Area for Residential Subdivisions	None
Density Bonus	None

ANALYSIS – OTHER CHANGES

- This proposal seeks to remove density bonus language from the Residential Multiple, Commercial Corridor, Professional Office, Gateway West, TOD Overlay, and Mixed Use districts. Staff finds that higher densities should only be supported in areas that are proximate to light rail or streetcar facilities, or are part of a master planned mixed use district.

ANALYSIS – NONCONFORMING USES

- A number of residents expressed concern about the ability to continue existing land uses.
- Land uses that were legally established prior to a zone change can continue after the zone change.
- If a nonconforming land use changes to a conforming land use, the right to use ‘grandfathered use’ is lost.
- Nonconforming uses are considered abandoned after a year of inactivity, but the uses can be maintained as long as a property is actively marketed as such.
- The City has an application process to establish legal nonconformity.

SUMMARY FINDINGS AND KEY POINTS

- The South Salt Lake City General Plan Future Land Use Map recommended consolidating TOD areas around existing stations, rather than along the entire corridor.
- TOD areas are envisioned by the General Plan to include vibrant commercial uses. The City recognizes that many of the corridors in the TOD areas are and will remain commercial in nature.
- The General Plan also includes a number of goals, objectives, and policies to encourage business growth and retention. Current TOD standards include potential reductions in parking requirements that have benefitted commercial users in TOD areas.
- South Salt Lake City believes that the use restrictions and development standards in the existing TOD overlay have improved the neighborhoods between 300 West and Main Street.
- Residential development can occur along the corridor, but it should be of a scale and density to affect a positive neighborhood transformation.
- Residential development nearer transit could be smaller-scale, higher-density because of proximity to transit stations and quality pedestrian connections.

SUMMARY FINDINGS AND KEY POINTS

- Recognizing that higher density projects are only appropriate in areas near transit and that the new residential design, parking, and landscaping standards are supporting the creation of quality projects, the City recommends eliminating the density bonus provisions from the land use ordinance as part of this proposal.
- The Community and Economic Development Department hosted an open house on Thursday, 12 February 2015 and spoke with nearly 50 property and business owners as part of this proposal. As a result of these discussions, staff is not recommending any changes to the land use matrix for the new TOD-C overlay zone. The City proposes that uses that are currently allowed in the TOD overlay zone will be allowed in the TOD-C overlay zone. The only proposed changes address residential development standards and density.
- Staff finds that the proposed changes meet the intent of the General Plan to consolidate land use districts, to support strong business areas, and to support high density housing in areas that are appropriate for it.
- The Planning Commission unanimously recommended approval for both petitions.