



Information Sheet

Project // RB to CB Rezone

Address // 989 E 900 South

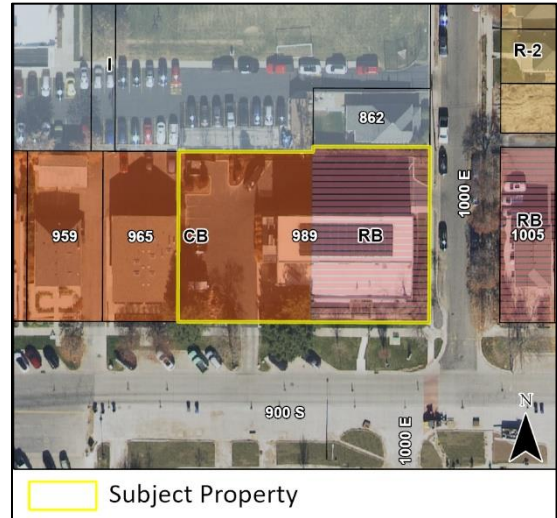
Request Type // Zoning Map Amendment (Rezone)

Petition // PLNPCM2020-00126

Applicant // Ryan Littlefield

Request Summary

Ryan Littlefield, property owner, has initiated a petition to rezone a portion of his property at 989 E 900 South. The property is currently “split-zoned” wherein the west half of the property is zoned Community Business (CB) and the east half is zoned Residential Business (RB). The applicant is requesting to change the zoning of the east half of the property to CB so that the entire property is zoned CB. The Central Community Master Plan’s Future Land Use map designates the west half of the property for “Community Commercial” and the east half of the property for “Low Residential/Mixed Use (5-10 dwelling units per acre).”



The property is currently occupied by a parking lot and commercial building. No new development is currently proposed. A larger map of the property is attached to this sheet.

Key Facts

The CB and RB zones have similar regulations, allowing for many of the same uses and allowing for similarly sized buildings (each allowing buildings up to 30’ height).

The major differences between the two zones are the buildable area limitations:

- The RB zone only allows for 50% of a lot to be developed. The CB zone does not have such a limit.
- The CB zone requires a public Design Review process for buildings with a first floor exceeding 7,500 square feet. The RB zone does not have such a requirement. If the property were rezoned to all CB, additions on the east side of the property would be subject to the Design Review process if the first-floor area of the building/addition will total more than 7,500 square feet.

Although the RB zone requires new buildings to have pitched roofs, existing buildings and additions to those buildings can be flat. The CB zone does not include roof style regulations.

Diagrams of the regulations for each zone and a comparison of their allowed land uses are attached to this information sheet.

Review Criteria

The City’s Planning Staff will review the proposal against adopted policies and regulations and provide a recommendation to the Planning Commission. The below are criteria used to analyze a proposed zoning amendment:



1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;
3. The extent to which a proposed map amendment will affect adjacent properties;
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Existing Applicable City Plans

In evaluating a rezoning proposal City staff evaluates the proposal against applicable adopted City Master Plan documents. This zoning proposal is located in the City's *Central Community Master Plan* and will be analyzed with regard to the policies in that plan. That plan can be downloaded here: <http://www.slcdocs.com/Planning/MasterPlansMaps/cent.pdf>

The Central Community Master Plan's Future Land Use map designates the west half of the property for "Community Commercial" and the east half of the property for "Low Residential/Mixed Use (5-10 dwelling units per acre)." That map is attached to this sheet.

Zoning Amendment Public Process and Next Steps

The process for a zoning amendment ("rezone") includes multiple steps and public hearings. The following additional public meetings will be held regarding this rezone. Nearby residents and property owners will receive mailed notice for the below public meetings.

- **Planning Commission:** Will hold a public hearing and make a recommendation (Date TBD)
- **City Council:** Will hold a public hearing and make a decision (Dates TBD)
 - The City Council is the final decision maker on this rezone proposal.

City Planning Staff Contact

If you have questions about the proposal or if you have comments that you would like passed on to the Planning Commission please contact the City staff planner assigned to the proposal:

- Daniel Echeverria, Senior Planner at daniel.echeverria@slcgov.com or 801-535-7165

Attachments

1. **Applicant's Narrative** - Narrative from the applicant explaining their rezone request.
2. **Map of the Current Zoning** - This map shows the current surrounding City zoning
3. **Map of the Future Land Use Designations** – This shows the future land use designations for the property from the Central Community Master Plan
4. **Community Business (CB) and Residential Business (RB) Information Sheet**
These are the current development regulations for the zones that apply to the property.

CONTENDER
BICYCLES
CONTENDER BICYCLES
ZONING AMENDMENT REQUEST

**CONTENDER BICYCLES
LITTLEBIRD LLC**

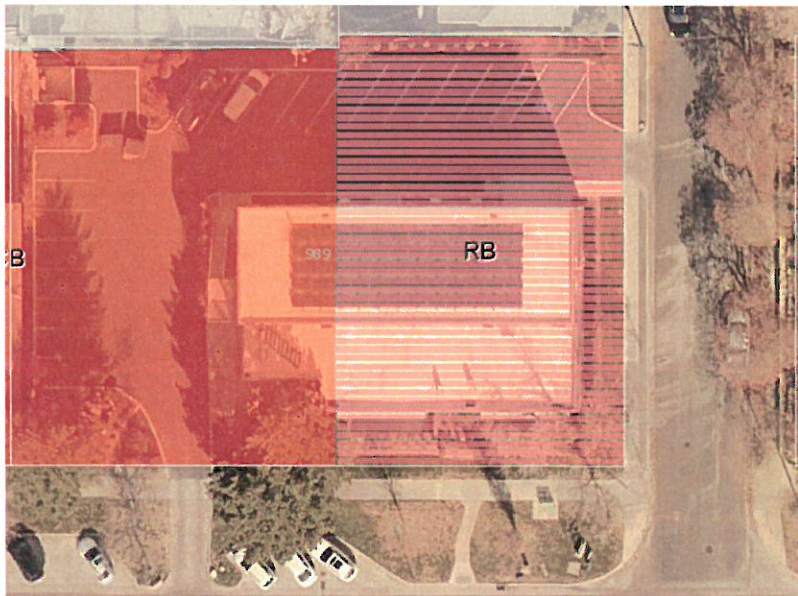
**989 East 900 South, Salt Lake City, UT 84105
Parcel Number: 16-08-180-048-0000**

To Whom It May Concern:

Contender Bicycles is located on the northwest corner of 9th South and 10th East. Contender has been a vital part of the 9th and 9th business district since 2001. After years of leasing, the owners, Ryan and Alison Littlefield, knew they wanted to put down more permanent roots in the area. With a determination to stay in the 9th and 9th business district, in 2011 they purchased a property with a run-down office building and set about creating a building that would not only fit in to the 9th and 9th vibe, but also set a high standard for design and integration into both the business district and the adjacent neighborhoods. That project was completed in 2013.

Contender has continued to grow into a thriving business and has become the destination bike shop for cyclists across the intermountain region. Combining this growth with the recent surge in E-bike popularity, Contender has realized a need to expand their retail space. In preliminary discussions on how to best utilize their space and to accommodate the growth of the business, Contender is faced with the unique challenge of dealing with a dual-zoned property. In the conceptual process, it quickly becomes apparent that the current dual zoning significantly hinders Contender's ability to grow under the more conservative setback requirements of the Residential Business Zone.

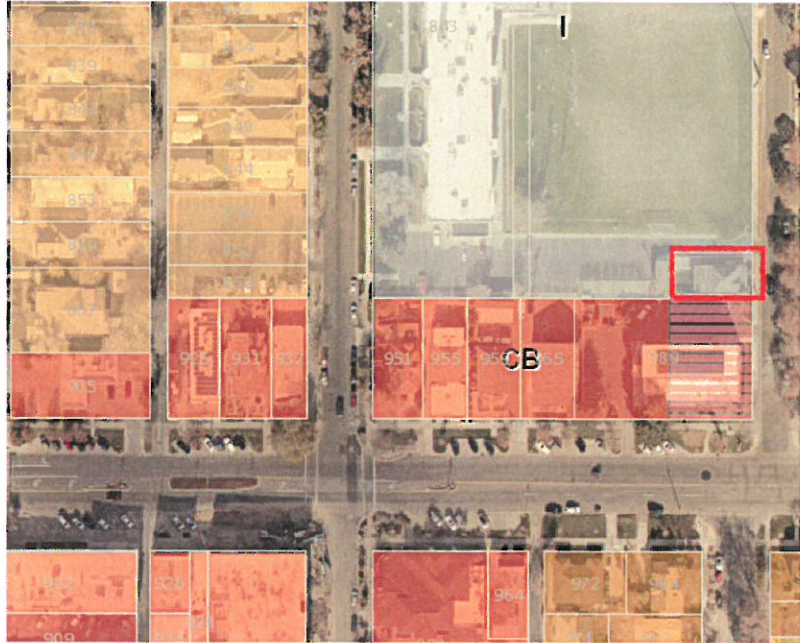
With this zoning amendment in place, Contender could pursue a design that allows their business to grow and still conservatively meet the requirements of the Community Business zoning requirements that covers the rest of the block face. The



following discussion sets forth the rationale behind this proposed map amendment.

It is the intent of this document to show that approval of the proposed amendment is in-keeping with the intent of general and local Master Planning. In the following pages this document demonstrates that the proposed amendment will meet and exceed the requirements of the five (5) questions the City Council should consider.

Currently, the structure that occupies the property is classified as non-conforming to what is considered the more restrictive RB district. In referencing current zoning maps, it should be noted that there are two unique classifications in this block area. First, the property in question is not only dual zoned, but is also the only RB zoning classification on the 9th South block face. Second, the only current residence on the block is zoned as Institutional. Both zoning classifications appear to be an anomaly to the intent of the zoning districts and overall small area master plan (see East Central Community Small Area Master Plan below).



As illustrated in this image, an amendment to the zoning map would not impact the rest of the block face and does not impact the current residential structure to the north.

Per 21A.50.50 **Standards for General Amendment**

B. In making a decision to amend the zoning map, the City Council should consider the following:

1. *Whether the proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;*

Master Plan(s)

East Central Community Small Area Master Plan (dated 6 January 1993) the property in question is classified under the Support District (see Fig. 4 attached).

- The Support District states "What residential use there is in the area will probably convert to commercial at some time". No further recommendations are made regarding the classification of RB vs. CB or to restrictions to commercial use in the Support District.
- On page 6 of the ECCSAMP 1993 it states that the public "favor the 'Neighborhood Commercial' concept which they view as small and supportive of neighborhood.

Central Community Master Plan 2005

- Page 6 of the CCMP states "The land use is predominantly low-density residential and residents are proud and protective of the mixed use they do have."
- Residents are not threatened by a dwelling or building being rebuilt, or by buildings with higher density than the suburban single-family model, nor are they uncomfortable with a certain amount of non-conforming uses. They are committed to protecting a neighborhood where mature trees are the tallest feature of the landscape, and where sidewalks and park strips are extensions of their front rooms.

Summary: Based on the purposes and goals enumerated in the Master Plan(s) the map amendment does not adversely impact the objectives or policies of either the City or the Master Plan(s).

2. *Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;*

CB Community Business

Purpose Statement (21A.26.030)

- A. The CB Community Business District is intended to provide for close integration of moderately sized commercial areas with adjacent residential neighborhoods.
- With this proposed amendment the current use of the property does not change and is consistent with the purposes, goals, objectives and policies of the City as they relate not only to the CB classification but also to the Support District and the 9th and 9th Business district in general.
 - The CB classification that overlays more than half of the property protects the adjacent residences and the overall feel of the neighborhood and the intent of the Master Plan and the associated Zoning Districts thus protecting the stated purpose of 'close integration with adjacent residential neighborhoods'.

Summary: The proposed map amendment improves upon the intent of the zoning ordinance and provides clarity in future improvements to the property by capitalizing on the intent of the CB district requirements by removing the confusing dual zoning classification by creating unity along the entire block face.

3. *The extent to which a proposed map amendment will affect adjacent properties;*

- Based on current Salt Lake City Zoning Maps, the adjacent properties are zoned as CB and Institutional. There is one residential property to the north which is zoned Institutional. The proposed map amendment would not impact current or future use of the property in that the CB zoning requirement also address relation to residential property. Additionally the property to the north is currently not compliant and any future changes as a residence are not allowed under current Permitted Use under 21A.33 Land Use Tables.

Summary: The impact of the proposed map amendment is minimal based on the adjacent zoning uses. Approval of the amendment would not adversely affect future uses of this or adjacent properties and meets the goals and objectives of the zoning codes.

4. *Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;*

- There are no known overlay zoning districts which impose additional or higher standards beyond those mentioned heretofore.

5. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

- Given the current partial classification of CB for the property the Zoning Amendment does not increase the need for public facilities and/or services but rather memorializes the current use in its entirety, as CB.

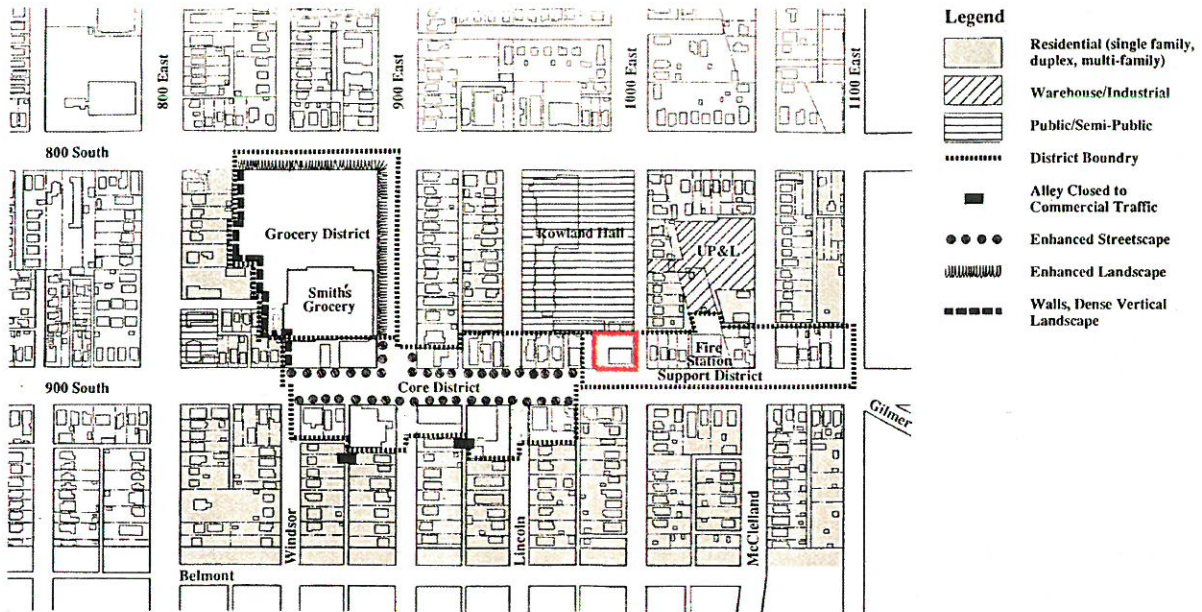
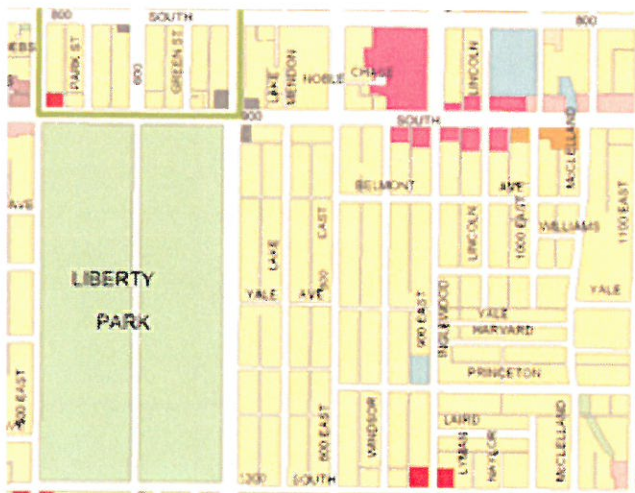


Figure 4.
Proposed Plan

**East Central Community
Small Area Master Plan**

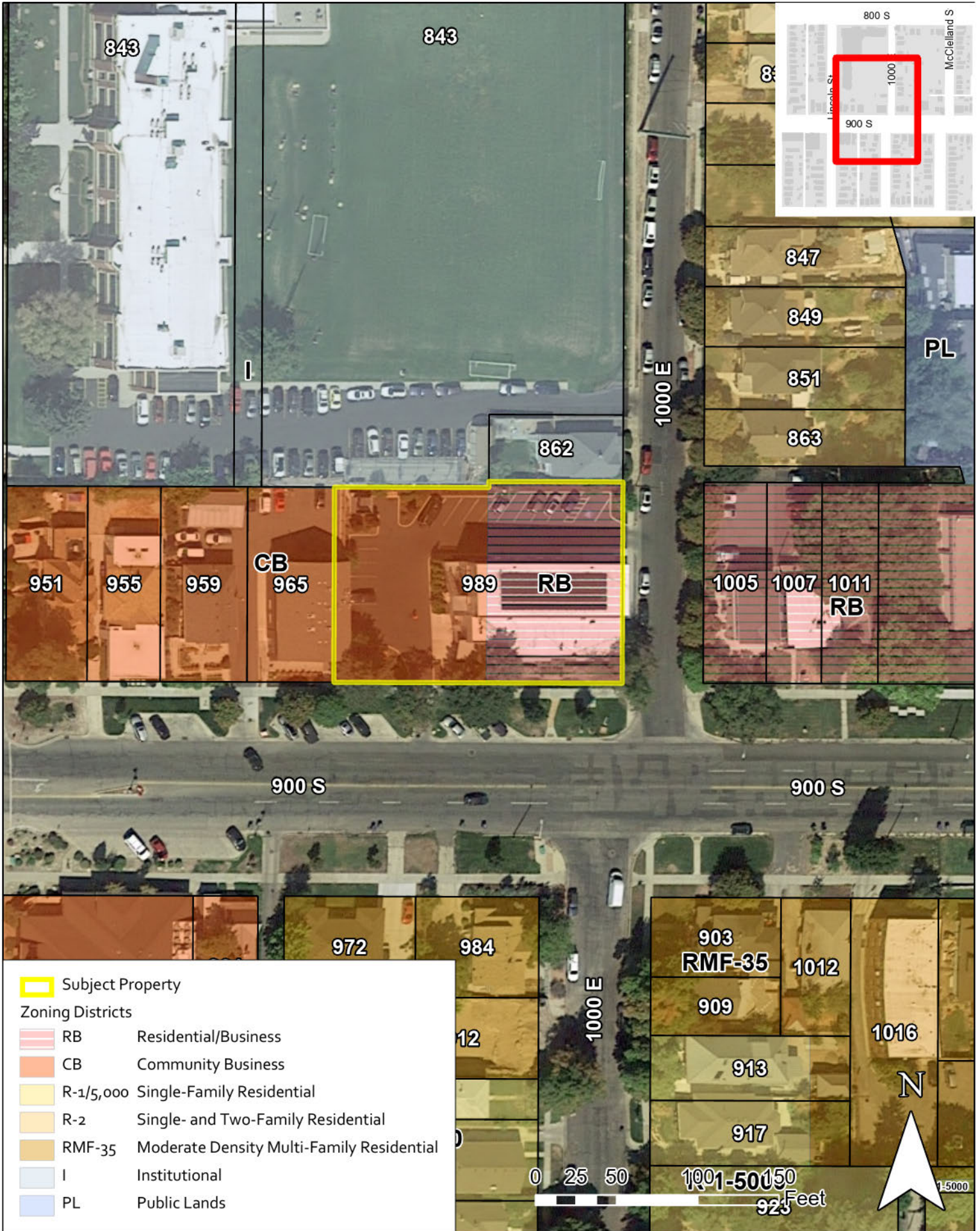


Future Land Use

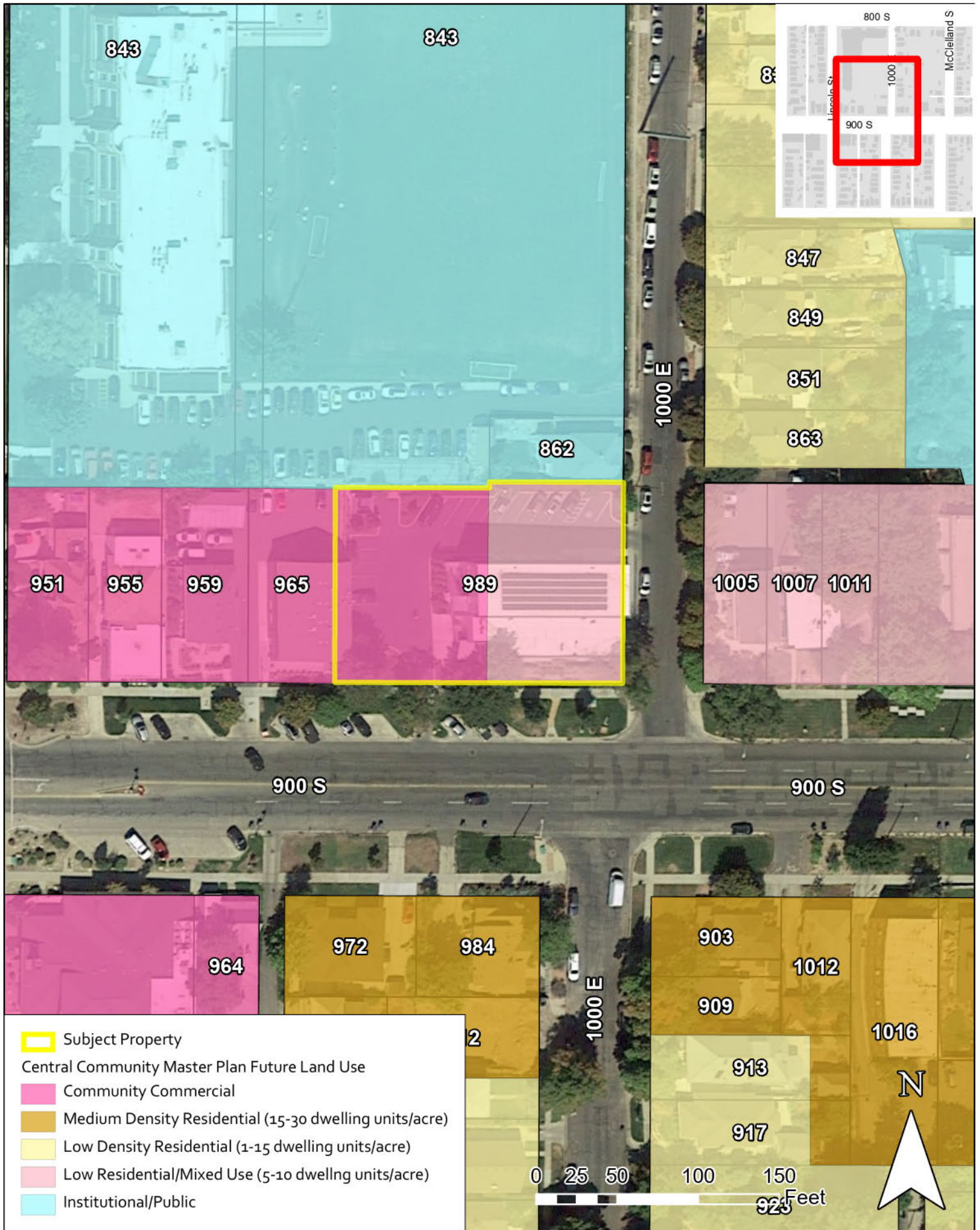
- Low Density Residential (1-15 dwelling units/acre)
- Low Medium Density Residential (10-20 dwelling units/acre) *
- Medium Density Residential (15-30 dwelling units/acre) *
- Medium High Density Residential (30-50 dwelling units/acre)
- High Density Residential (50 or more dwelling units/acre)
- Low Residential/Mixed Use (5-10 dwelling units/acre)
- Medium Residential/Mixed Use (10-50 dwelling units/acre)

* NOTE: The Low-Medium and Medium Density Land Use designations may include multiple zoning designations (e.g.: a single land use designation and map color may represent RMF-35 or SR-3 classifications)

Zoning Map



Future Land Use Map - Central Community Master Plan



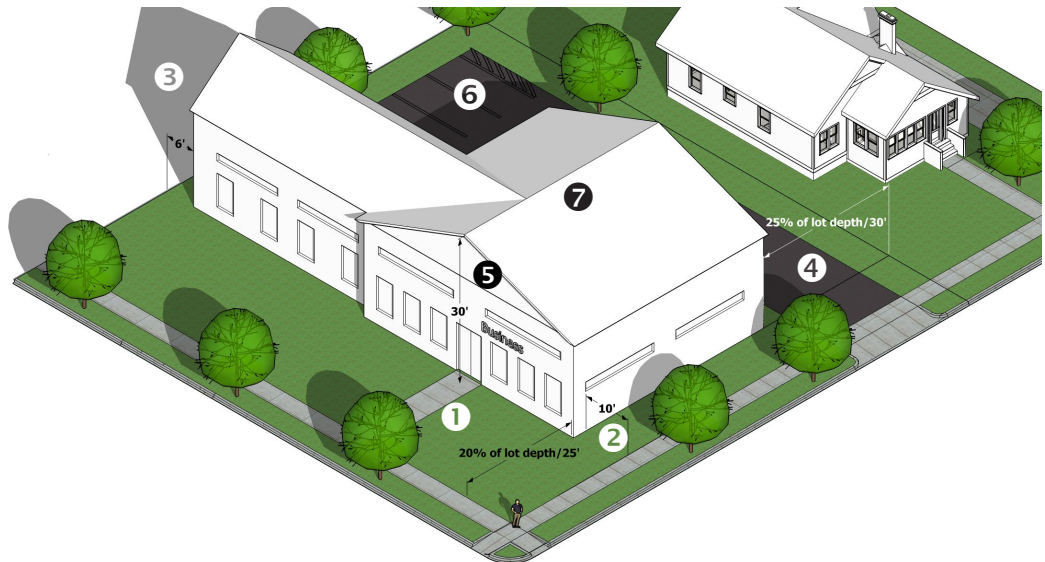
RB

RESIDENTIAL BUSINESS

The purpose of the RB Residential/Business District is to create vibrant small scale retail, service, and office uses oriented to the local area within residential neighborhoods along higher volume streets. Development is intended to be oriented to the street and pedestrian, while acknowledging the need for automobile access and parking. This district is appropriate in areas where supported by applicable Master Plans. The standards for the district are intended to promote appropriate scaled building and site design that focuses on compatibility with existing uses.



Development Examples



Zoning Diagram of New Development Next to a Single/Two-Family Zone

RB Development Standards (21A.24.160)									
LOT WIDTH	LOT AREA	FRONT YARD ①	CORNER SIDE YARD ②	SIDE YARDS ③	REAR YARD ④	LANDSCAPE BUFFERS ⑤	HEIGHT ⑤	SURFACE PARKING ⑥	BUILDING COVERAGE ⑦
50' min.	5,000 sq ft min. ¹	Min. 20% of lot depth, need not exceed 25' ² Shall be landscape yard.	10' min. ² Shall be landscape yard.	6'/10' min. Corner lots: 6' min. ²	Min. 25% of lot depth, need not exceed 30'	None required.	30' max.	Not allowed in front/corner side yards	Max 50% of lot can be covered by buildings

- Two-family dwelling requires 8,000 square feet lot area
- For buildings existing on April 12, 1995, **required yard shall be no greater than the existing yard.**

RB Additional Standards	
<p>NEW NONRESIDENTIAL DEVELOPMENT STANDARDS IF INVOLVING RESIDENTIAL STRUCTURE DEMOLITION</p>	<p>Construction of a new principal building, parking lot or addition to an existing building for a nonresidential use that includes the demolition of a residential structure shall only be approved as a conditional use pursuant to chapter 21A.54, "Conditional Uses", of this title and provided, that in such cases the planning commission finds that the applicant has adequately demonstrated the following:</p> <ol style="list-style-type: none"> The location of the residential structure is impacted by surrounding nonresidential structures to the extent that it does not function as a contributing residential element to the residential-business neighborhood (RB district); and The property is isolated from other residential structures and does not relate to other residential structures within the residential-business neighborhood (RB district); and The design and condition of the residential structure is such that it does not make a material contribution to the residential character of the neighborhood.

STANDARDS CONTINUE ON NEXT PAGE

The above information is a synopsis of the RB zoning regulations. The complete RB zoning regulations are located in [21A.24.160](#).

(RB ZONING STANDARDS CONTINUED)

RB Design Standards* (21A.26.030)	
PARKING LOT LIGHTING	RESIDENTIAL CHARACTER
If next to residential zone or land use, lighting limited to 16' in height. Must be shielded, directed down to minimize light encroachment. Lightproof fencing required.	<ol style="list-style-type: none"> 1. All roofs shall be pitched and of a hip or gable design except additions or expansions to existing buildings may be of the same roof design as the original building; 2. The remodeling of residential buildings for retail or office use shall be allowed only if the residential character of the exterior is maintained; 3. The front building elevation shall contain not more than fifty percent (50%) glass; 4. Signs shall conform with special sign regulations of chapter 21A.46, "Signs", of this title; 5. Building orientation shall be to the front or corner side yard; and 6. Building additions shall consist of materials, color and exterior building design consistent with the existing structure, unless the entire structure is resurfaced.

*These standards can be modified through the Design Review process, see [21A.59](#).

ADDITIONAL APPLICABLE STANDARDS

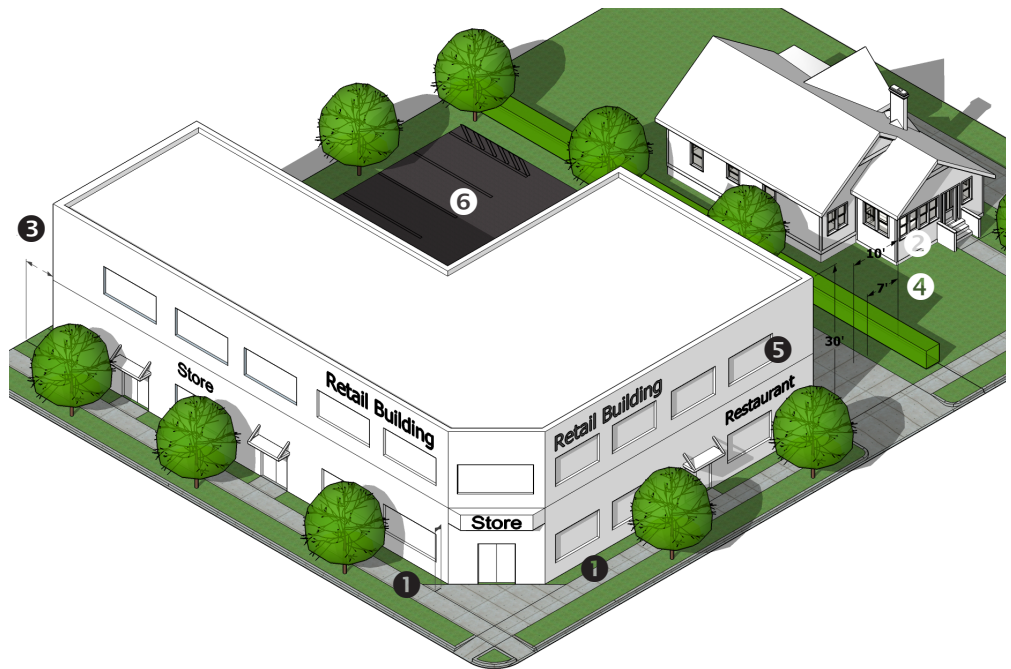
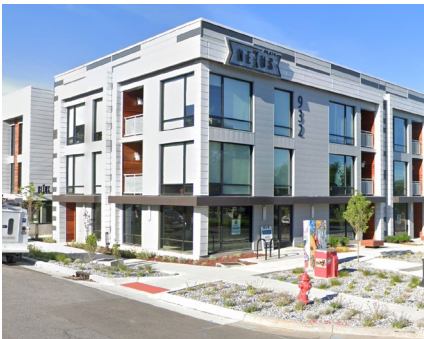
Additional standards in the zoning ordinance apply to development, including those related to landscaping and parking. Please see the zoning ordinance for the complete applicable regulations.

The above information is a synopsis of the RB zoning regulations. The complete RB zoning regulations are located in [21A.24.160](#).

CB COMMUNITY BUSINESS

The CB, Community Business, zoning district is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

The CB zone allows for a variety of lower intensity commercial uses, such as retail uses, offices, and restaurants. Commercial development does not need to include a residential component, but such mixed-use development is allowed. Multifamily residential development, such as condominiums and apartments, are also allowed and such development does not need to include a commercial use. Front yard building setbacks are limited in this zone so as to encourage a pedestrian building orientation.



Development Examples

Zoning Diagram of New Development Next to Single/Two-Family Zone

CB Development Standards (21A.26.030)

LOT WIDTH	LOT AREA	FRONT/CORNER SIDE YARD ①	REAR YARD ②	SIDE YARDS ③	LANDSCAPE BUFFERS ④	HEIGHT ⑤	SURFACE OR STRUCTURED PARKING ⑥	FLOOR AREA LIMITATION
No min or max	No min, 4 acre max ¹	0' min, 15' max for 75% of facade ²	10' min	None	Min. 7' required next to residential zones, includes trees, shrubs, 6' fence	30' max	Located behind building or setback min. 20' from front property line. Parking structures must be setback min. 35' from front/corner property line. No limit for underground parking. ³	Design Review ⁴ required if 1 st floor area is >7,500 sq ft or total floor area is >15,000 sq ft

1. Modifiable through Design Review, see [21A.59](#).
2. Modifiable through Design Review; or by the Planning Director for expansions that increase the floor area or parking requirement by less than 50%. See [21A.26.030.F.6](#) for standards.
3. Parking location limits may be modified by the Planning Director, see [21A.26.030.F.7](#) for standards.
4. Design Review for exceeding floor area limit requires that development meet additional design standards, see [21A.59](#) and [21A.26.030.E](#) for standards. An unfinished basement used only for storage or parking shall be allowed in addition to the total square footage.

STANDARDS CONTINUE ON NEXT PAGE

The above information is a synopsis of the CB zoning regulations. The complete CB zoning regulations are located in [21A.26.030](#).

(CB ZONING STANDARDS CONTINUED)

Additional Standards for Buildings Exceeding Floor Area Limitation (21A.26.030.E)					
COMPATIBILITY	ROOFLINE	VEHICULAR ACCESS	FACADE DESIGN	BUFFERS	STEP BACKS
The proposed height and width of new buildings and additions shall be visually compatible with buildings found on the block face.	The roof shape of a new building or addition shall be similar to roof shapes found on the block face.	New buildings and additions shall provide a continuous street wall of buildings with minimal breaks for vehicular access.	Facade treatments should be used to break up the mass of larger buildings so they appear to be multiple, smaller scale buildings. Varied rooflines, varied facade planes, upper story step backs, and lower building heights for portions of buildings next to less intensive zoning districts may be used to reduce the apparent size of the building.	When located next to low density residential uses, the planning commission may require larger setbacks, landscape buffers and/or fencing than what are required by this title if the impacts of the building mass and location of the building on the site create noise, light trespass or impacts created by parking and service areas.	When abutting single-story development and/or a public street, the planning commission may require that any story above the ground story be stepped back from the building foundation at grade to address compatibility issues with the other buildings on the block face and/or uses.

CB Building Design Standards* (21A.37.060.B)				
GROUND FLOOR GLASS	ENTRANCES	MAXIMUM LENGTH OF BLANK WALLS	PARKING LOT LIGHTING	MECHANICAL EQUIPMENT/SERVICE AREA SCREENING
Min. 40% glass & non-reflective, allows 5' of visibility into building; Reducible by 15% for residential	Min. 1 entry for each street facing facade	No blank walls over 15' long; must be broken up by windows, doors, art, or architectural detailing	If next to residential zone/land use, lighting limited to 16' in height. Must be shielded, directed down to minimize light encroachment. Lightproof fencing required.	Shall be screened from public view/sited to minimize visibility/impact. Ex: Incorporated into building design, screened with compatible building materials, on roof, or in rear/side yard. Service areas include loading docks, refuse containers, and similar. Dumpsters must be min. 25' from adjacent residential or enclosed.

*These standards can be modified through the Design Review process, see [21A.59](#). See [21A.37.050](#) for additional standard details.

ADDITIONAL APPLICABLE STANDARDS

Additional standards in the zoning ordinance apply to development, including those related to landscaping and parking. Please see the zoning ordinance for the complete applicable regulations.

The above information is a synopsis of the CB zoning regulations. The complete CB zoning regulations are located in [21A.26.030](#).

PERMITTED AND CONDITIONAL USES COMPARISON - RB AND CB

USE	CB	RB
Accessory use, except those that are specifically regulated elsewhere in this title	P	P
Adaptive reuse of a landmark site	P	P
Alcohol, Bar establishment (2,500 square feet or less in floor area)	C ^{10,11}	C ⁹
Alcohol, Brewpub (2,500 square feet or less in floor area)	C ^{10,11}	
Alcohol, Tavern (2,500 square feet or less in floor area)	C ^{10,11}	
Animal, Veterinary office	P	C
Antenna, communication tower	P	
Antenna, communication tower, exceeding the maximum building height in the zone	C	
Art gallery	P	P
Bed and breakfast	P	
Bed and breakfast inn	P	P
Bed and breakfast manor	C ³	
Clinic (medical, dental)	P	P
Commercial food preparation	P	P
Community garden	P	P
Daycare center, adult	P	P
Daycare center, child	P	P
Daycare, nonregistered home daycare or preschool	p ²²	p ²²
Daycare, registered home daycare or preschool	p ²²	p ²²
Dwelling, accessory unit		P
Dwelling, Assisted living facility (large)	P	
Dwelling, assisted living facility (limited capacity)		P
Dwelling, Assisted living facility (small)	P	
Dwelling, Group home (large)	p ¹⁷	C ¹⁸
Dwelling, Group home (small) when located above or below first story office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage ¹⁸	P	
Dwelling, group home (small)		p ¹⁹
Dwelling, Living quarter for caretaker or security guard	P	
Dwelling, Manufactured home		P
Dwelling, Multi-family	P	P
Dwelling, Rooming (boarding) house	P	C
Dwelling, Single-family attached		P
Dwelling, Single-family detached		P
Dwelling, Twin home		P
Dwelling, Two-family		P
Eleemosynary facility	P	
Financial institution	P	
Financial institution with drive-through facility	p ⁹	
Gas station	C	
Government facility	C	C
Government facility requiring special design features for security purposes	P	
Home occupation	p ²³	p ²⁴
Hotel/motel	C	
Laboratory (medical, dental, optical)		P

USE	CB	RB
Large wind energy system	P	
Library	P	C
Limousine service (small)	C	
Mixed use development	P	P ¹
Mobile food business (operation on private property)	P	
Municipal service uses, including City utility uses and police and fire stations	C	C
Museum	P	P
Nursing care facility	P	
Office, excluding medical and dental clinic and office	P	P
Office	P	
Open space	P	
Open space on lots less than 4 acres in size		P
Park	P	P
Off site	P	C
Park and ride lot	C	
Park and ride lot shared with existing use	P	P
Place of worship on lot less than 4 acres in size	P	C
Reception center	P	
Recreation (indoor)	P	P
Recycling collection station	P	
Restaurant	P	P
Restaurant with drive-through facility	P ⁹	
Retail goods establishment	P	P
Retail goods establishment, Plant and garden shop with outdoor retail sales area	P	P
Retail goods establishment, With drive-through facility	P ⁹	
Retail service establishment	P	P
Retail service establishment, Furniture repair shop	P	
Retail service establishment, With drive-through facility	P ⁹	
Reverse vending machine	P	
Sales and display (outdoor)	P	
School, College or university	P	
School, Music conservatory	P	P
School, Professional and vocational	P	P
School, Seminary and religious institute	P	C
Seasonal farm stand	P	P
Studio, art	P	P
Theater, live performance	P ¹²	C ¹³
Theater, movie	C	C
Urban farm	P	P
Utility, building or structure	P ²	P ⁵
Utility, transmission wire, line, pipe, or pole	P ²	P ⁵
Vehicle, Automobile repair (minor)	P	
Wireless telecommunications facility (see section 21A.40.090, table 21A.40.090E of this title)		

QUALIFYING PROVISIONS (CONTINUED)

QUALIFYING PROVISIONS

CB:

9. Subject to conformance to the provisions in section 21A.40.060 of this title for drive-through use regulations.
10. Subject to conformance with the provisions in section 21A.36.300, "Alcohol Related Establishments", of this title.
11. In CN and CB Zoning Districts, the total square footage, including patio space, shall not exceed 2,200 square feet in total. Total square footage will include a maximum 1,750 square feet of floor space within a business and a maximum of 450 square feet in an outdoor patio area.
12. Prohibited within 1,000 feet of a single- or two-family zoning district.
22. Subject to section 21A.36.130 of this title.
23. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section 21A.36.030 of this title.

RB:

1. A single apartment unit may be located above first floor retail/office.
5. See subsection 21A.02.050B of this title for utility regulations.
9. Subject to conformance with the provisions in section 21A.36.300, "Alcohol Related Establishments", of this title.
13. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
18. Large group homes established in the RB and RO Districts shall be located above the ground floor.
19. Small group homes established in the RB and RO Districts shall be located above the ground floor.
22. Subject to section 21A.36.130 of this title.
24. Subject to section 21A.36.030 of this title.