

**Attachment to Zoning Amendment**

Salt Lake City Rezoning of the Douglas Ward located at 721 South 1200 East, Salt Lake City, Utah

**LEGAL DESCRIPTION OF THE “DOUGLAS WARD”**

That certain real property located in Salt Lake City, Salt Lake County, Utah, described and generally depicted as follows:

Parcel 1:

Lots 16 through 21 inclusive, in Block 10, ARLINGTON HEIGHTS Subdivision, according to the official plat thereof on file and of record in the SALT LAKE County Recorder's Office. TOGETHER WITH one-half of the vacated alley abutting the property on the East.

Parcel 2:

Beginning at the Northwest Corner of Lot 23, Block 10, ARLINGTON HEIGHTS Subdivision and running thence North 89°57'27”East 34.257 feet; thence South 00°00'28”West 25.177 feet; thence North 89°42'34 East 36.257 feet; then South 00°00'28”West 25.00 feet; thence South 89°57'27” West 70.514 feet; thence North 00°00'28” East 50.015 feet to the point of beginning.

Tax Parcels Nos. 16-08-230-035-0000 and 16-08-230-010-0000. The legal description of the Property shall be determined by the Title Report.



**PURPOSE STATEMENT**

The purpose of this amendment to the Zoning Map is to permit a school on the Douglas Ward property. Thus, we request the zoning be changed from R2 to Institutional (I). This zoning is consistent with The McGillis School located at 668 South 1300 East and other private schools in Salt Lake City. This new use has support from neighbors and Council Member Ana Valdemoros has offered to help The McGillis School with this Zoning Map Amendment and Master Plan Amendment, see attached letter.

**DESCRIPTION OF PROPOSED USE OF THE PROPERTY BEING REZONED**

The McGillis School currently operates a school located at 668 South 1300 East in Salt Lake City, Utah. The McGillis School desires to acquire the Douglas Ward and use said property as an extension of their existing school. As desired by The McGillis School, the Douglas Ward property will be used for classes, meetings, assemblies, and administration.

**LIST THE REASONS WHY THE PRESENT ZONING MAY NOT BE APPROPRIATE FOR THE AREA**

The Douglas Ward is currently zoned R-2. The McGillis School intends to use the property as an extension of their existing school. Although schools like The McGillis School are frequently located in residential areas, Salt Lake City Land Use Tables for permitted and conditional uses for residential districts show that the proposed use is not a permitted use or a conditional use. Thus, it is necessary to amend the Zoning Map and Master Plan so The McGillis School may use the building as a school.

21A.33.020: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS:

To view TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS in PDF, click [HERE](#)

Legend:	C =		Conditional												P =		Permitted		
Use	Permitted And Conditional Uses By District																		
	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR-1	SR-2	SR-3	R-2	RMF- 30	MF- 35	RMF- 45	RMF- 75	RB	R-MU- 35	R-MU- 45	R-MU	RO
area																			
Retail service establishment															P	P	P	P	
School, music conservatory															P	C	C	P	
School, professional and vocational															P	C	C	P	p6
School, seminary and religious institute	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C
Seasonal farm stand															P	P	P	P	P

**LIST THE PARCEL NUMBERS TO BE CHANGED AS PART OF THE REZONING**

Tax Parcels Nos. 16-08-230-035-0000 and 16-08-230-010-0000.

**Attachment to Master Plan Amendment**

Salt Lake City Master Plan Amendment of the Douglas Ward located at 721 South 1200 East, Salt Lake City, Utah

**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

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**DESCRIPTION OF THE PROPOSED GENERAL PLAN AMENDMENT ACCOMPANYING THE ZONING MAP AMENDMENT**

This Master Plan Amendment is necessary to accompany the Zoning Map Amendment to permit The McGillis School to rezone the Douglas Ward property for use as a school. The Zoning Map Amendment requests a change from Residential (R2) to Institutional (I). This Master Plan Amendment requests a change to the designation of the property in the "Future Land Use Map" of the plan from "Low Density Residential" to "Institutional."

**STATEMENT DECLARING AMENDMENT PURPOSE**

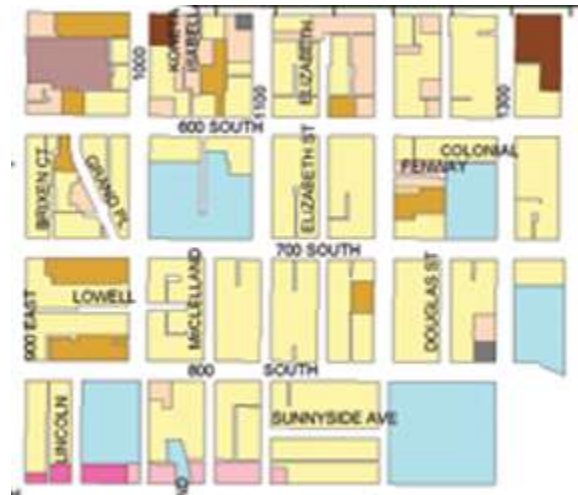
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**AMENDMENT REQUIRED TO COMPLY WITH GENERAL PLAN**

The Douglas Ward is currently zoned R-2. The McGillis School intends to use the property as an extension of their existing school. Although schools like The McGillis School are frequently located in residential areas, Salt Lake City Land Use Tables for permitted and conditional uses for residential districts shows that the proposed use is not a permitted use or a conditional use. Thus, it is necessary to amend the Zoning Map and the Future Land Use Map so The McGillis School may use the building as a school. This requested change is consistent with the Central Community Master Plan and will prolong the buildings useful life.

The Central Community Master Plan "...encourages diversity of use, preservation of historic neighborhoods and buildings, and design excellence to maintain and enhance the quality of living in the Central Community." The Master Plan desires to preserve and "enhance neighborhood character and historical integrity...."

The East Central South neighborhood enjoys fairly homogeneous Low to High Density single-family residential dwellings intermixed with Public Lands and Institutional Lands as depicted on the map below.



This Master Plan Amendment is consistent with the guiding principles of the Central Community Master Plan. This requested change will: 1) maintain the Central Community's historic fabric; 2) support quality living without doing harm to citizens; and 3) preserve historic structures and residential neighborhoods. If The McGillis School does not purchase the Douglas Ward and use the building as a school, the building will most likely be demolished changing the historic fabric and creating undesirable impacts to the neighborhood. Preserving the building by changing its use is far more desirable. This requested change is consistent with Residential Land Use Policy (RLU) 1.1 which desires to preserve low-density residential areas and keep them from being replaced by higher density residential and commercial uses.

The requested change to Institutional Land Use is also consistent with the Central Community Master Plan's Institutional Land Use policies and goals. Institutional Land, in this case a school, is intended to serve the general public and may be operated by either a public or private entity. The Institutional section of the Master Plan acknowledges that "Many institutional structures have historical significance and are worthy of preservation."

The McGillis School's desired use of the Douglas Ward as a private elementary school is one of the six permitted uses in the Institutional Land Uses zone. The Master Plan acknowledges that "schools are an important part of the community fabric and an essential component of viable and sustainable neighborhoods." The Master Plan encourages the city to keep schools "within neighborhoods as a community anchor and serve as a resource for residents of all ages."

The McGillis School's desire to repurpose the Douglas Ward is consistent with Institutional Land Use Policy (INSLU) 1.4 which provide for appropriate "re-use of abandoned or vacant religious facilities with day care and other social services, residential or open space land use."

The McGillis School feels strongly that the Institutional zone would be more appropriate than the Public Lands zone. This amended application has been submitted to change to the Institutional zone. Section 21A.32.080 (E) requires a minimum of 40% open space. Section 21A.32.080(F) requires Interior Side Yard setbacks of 20' and Rear Yard setbacks of 25'. Section 21A.32.080(G) requires landscaping Side Yard setbacks of 8' and Rear Yard setbacks of 8'. The Douglas Ward is an existing structure and does not comply with these provisions. That said, the Applicant believes that the net benefit of keeping the existing structure with the requested zoning changes, outweighs the potential benefits that would be derived from enforcing these requirements. Many of these nonconformities would exist under the Public Lands zone (although the measurements maybe slightly different). Thus, the Applicant requests approval despite these nonconformities.

Although many of the requirements of the two zones are very similar, the Institutional zone appears to require a traffic and parking study. The McGillis School intends to have their students dropped off and picked up at their existing school. Thus, the traffic and parking at the Douglas Ward will consist largely of staff parking. In this case, although the use will change, the Applicant believes that the new use will not significantly impact the traffic or parking. Thus, the Applicant requests the Zoning Administrator waive the requirement for a traffic and parking study.

As outlined above, this Master Plan Amendment and accompanying Zoning Map Amendment are consistent with Salt Lake City ordinances and policies and are supported by the community because the request will preserve the existing neighborhood.

This Master Plan Amendment does not amend the text of the General Plan.

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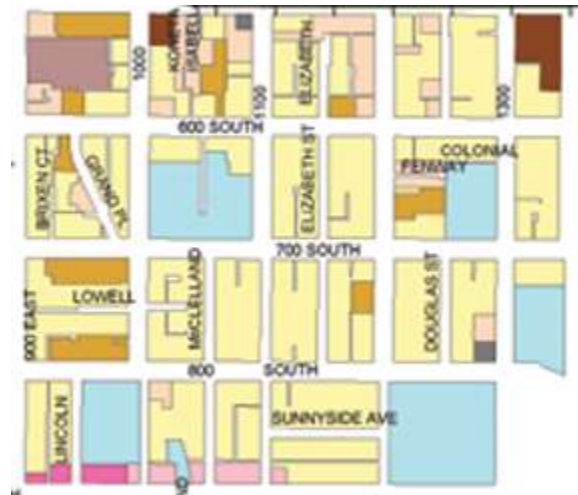
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