



Report by Barton Brierley, AICP

Agenda Name: Public hearing to consider a zone change from R-3EC to Nine Rails Creative District Residential (R-9) for certain property generally between Adams Avenue and Jefferson Avenue and 23rd Street and 27th Street

Applicant: Ogden Planning Division

Petitioner/ Developer’s requested action: Change the zone from R-3EC to Nine Rails Creative District Residential (R-9) for certain property generally between Adams Avenue and Jefferson Avenue and 23rd Street and 27th Street.

What the Planning Commission reviews

The Planning Commission reviews the zone change for consistency with the General Plan, especially the East Central Community Plan and the criteria in Section 8.E.1., which address:

1. A definite edge to development.
2. Zoning should reflect the prevailing character of an overall district.
3. Properties that face each other across the street should be the same or similar zone.
4. Zoning boundary should not cut across individual lots or developments.
5. The primary frontage and land uses should be considered on corner lots.
6. Transitions from commercial to multiple family to single family.
7. Concepts should reflect neighborhoods and 8. Avoid isolating neighborhoods.
8. Utilize inner block parcels for higher densities.

The Commission’s recommendation is forward to the City Council for action.

Planning Commission’s determination for action

Possible Commission findings and actions.



1. Find that the proposed zone changes are consistent with and implement the East Central Community Plan, are needed to implement the Nine Rails Creative District Master Plan and recommend that the City Council adopt the proposed zone changes.
2. Find that the proposed zone changes as amended are consistent with and implement the East Central Community Plan, are needed to implement the Nine Rails Creative District Master Plan, and recommend that the City Council adopt the proposed zone changes with the following modifications (list):
3. Find that additional amendments are not consistent with the General Plan and East Central Community Plan and recommend the zone changes not be adopted for the following reasons (list).

Planning staff's recommended action

Recommend that the City Council adopt the zone change to R-9 as shown in Exhibits A.

Description of request

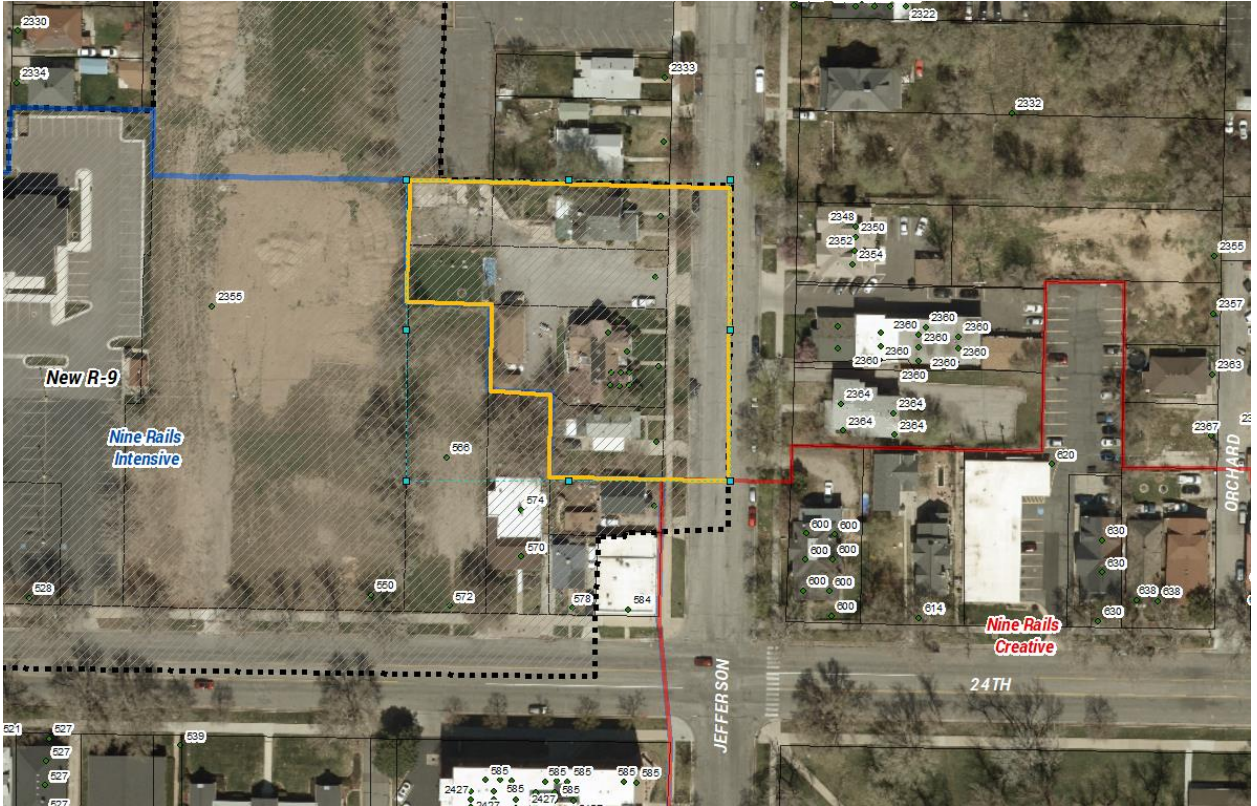
The proposal would change the zoning of properties from R-3EC to R-9 that are currently in the Nine Rails Creative-Intensive District. The R-9 residential zone is intended to implement the Nine Rails Creative District Master Plan. It would allow the following uses:

- Art gallery.
- Business office primarily related to fine arts.
- Indoor studio for the creation or teaching of the fine arts, e.g., dance studios, art studios. Art fabrication involving woodworking, metalworking, forges, or kilns would require a conditional use permit.
- Live-work units. This would allow a resident to operate a business in part of a home, such as an art studio, art gallery, or art business.
- Photo studio.
- Restaurants without drive-in.

It also would allow cottage homes and multiple family dwellings.

The proposal is modified from the proposal considered at the June 1, 2022 in a few areas:

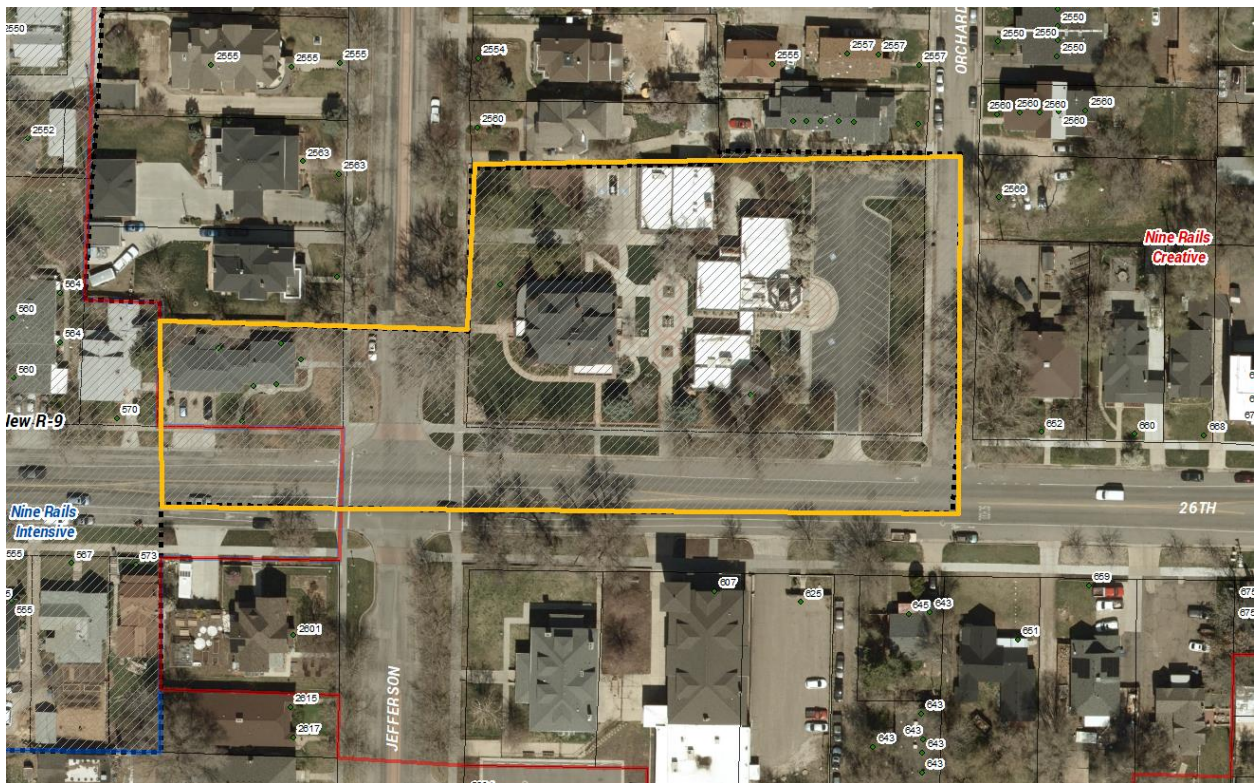
1. Addition of a few lots on west side of Jefferson Avenue north of 24th Street.



2. Removal of the First Baptist Church parking lot on 25th Street.



3. Addition of the Eccles Art Center and one lot on 26th Street.



Factors for consideration of action

The proposed R-9 zone includes properties zoned R-3EC within the Nine Rails Creative-Intensive District. The Nine Rails plan envisions this as an area with artist studios, other creative uses, artist cottages, and multiple family development.

The proposed zoning reflects the character of the Nine Rails Creative district as a center for arts and creative uses (General Plan 8.E.1.2). The R-9 zone provides a transition from CBD zoning to the west and single family zoning to the east (General Plan 8.E.1.1 & 6). In most areas, both sides of street would have the R-9 zoning (General Plan 8.E.1.3). The zone boundaries include entire properties in one zone (General Plan 8.E.1.4). The inner Porter Block is zoned together (General Plan 8.E.1.7&9) and used for higher densities (General Plan 8.E.1.9).



ATTACHMENTS

Exhibit A: Proposed R-9 Zone

