



Recognized Organization Input Notification Proposed Zoning Map Amendment

TO: Bill Davis, Chair, Liberty Wells Community Council
Bekka Carlson, Chair, Central City Community Council

FROM: Lauren Parisi, Principal Planner, Salt Lake City Planning Division
(lauren.parisi@slcgov.com or 801-535-7226)

DATE: January 9, 2019

RE: PLNPCM2018-01025 – Zoning Map Amendment at 416 E. 900 South

The Planning Division has received the below request and is notifying your organization to solicit comments on the proposal:

Request Type: Zoning Map Amendment

Location: 416 E. 900 South

Zone(s): CN: Neighborhood Commercial District & RB: Residential/Business District

Request Description: Merry Warner Demuri, the architect representing the property owner, has initiated a petition for a zoning map amendment to rezone the property at approximately 416 E. 900 South from the CN: Neighborhood Commercial District & the RB: Residential/Business District to the CB: Community Business District. This parcel currently falls within two different zoning districts and the applicants would like to rezone it under one district for consistency purposes. Additionally, they feel that the intent of the CB: Community Business District better aligns with the existing and potential uses on the site. The purpose statement for this district is as follows:

The CB community business 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.

Link to CB Standards: https://www.sterlingcodifiers.com/codebook/getBookData.php?chapter_id=49073#s928507

While no new development is tied to this rezone, the applicants have indicated in their project description that they would like to restore the existing Southeast Market building on the property and potentially construct a new mixed-use building on the northeast corner of the site sometime in the future. I have also attached this project description submitted by the applicant to help facilitate your review.

Request for Input from Your Recognized Organization

As part of this process, the applicant is required to solicit comments from Recognized Organizations. The purpose of the Recognized Organization review is to inform the community of the project and solicit comments/concerns they have with the project. The Recognized Organization may also take a vote to determine whether there is support for the project, but this is not required.

Per City Code 2.60.050 - The recognized community organization chair(s) have **forty five (45) days** to provide comments, from the date the notice was sent. A public hearing will not be held, nor will a final decision be made about the project within the forty five (45) day notice period. This notice period ends on the following day:

February 25, 2019

Please contact me to let me know if you would like the applicant to attend and present their proposal at one of your meetings within this 45 day period. Please indicate the day and time of your meeting and staff will coordinate with the applicant to attend your meeting. Planning staff will be available at the meeting to answer any questions related to decision standards or the decision making process.

Open House

The Planning Division will also be holding an Open House to solicit comments on this project. Time and location of the open house – TBA.

Comment Guidance

Public comments will be received up to the date of the Planning Commission public hearing. However, you should submit your organization's comments within 45 days of receiving this notice in order for those comments to be included in the staff report.

As a Recognized Organization, we ask that you address the following questions in your comments:

- What issues were raised at the meeting and whether any suggestions were made to address the issues.
- The number of persons that attended the meeting (not including those with the applicant or City Staff).
- Whether a vote was taken on the matter and if so, what the vote tally was.

Approval Criteria for the Zoning Map Amendment Request

For your reference, the following are criteria that the Planning Commission will use to make its decision. The City's technical staff will review the project to ensure it complies with adopted policies and regulations. Input from your organization may be more general in nature but we recommend that you also consider the below approval criteria:

21A.50.050: STANDARDS FOR GENERAL AMENDMENTS:

A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard.

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. (Ord. 56-14, 2014)

Comment Submission Address

You may submit your written comments via e-mail to lauren.parisi@slcgov.com or mail them to:

**ATTN Lauren Parisi
Salt Lake City Planning Division
451 S State St Rm 406
PO Box 145480
Salt Lake City UT 84114-5480**

If you have any questions, please call me at (801) 535-7226 or contact me via e-mail.