

Submittal Requirements:

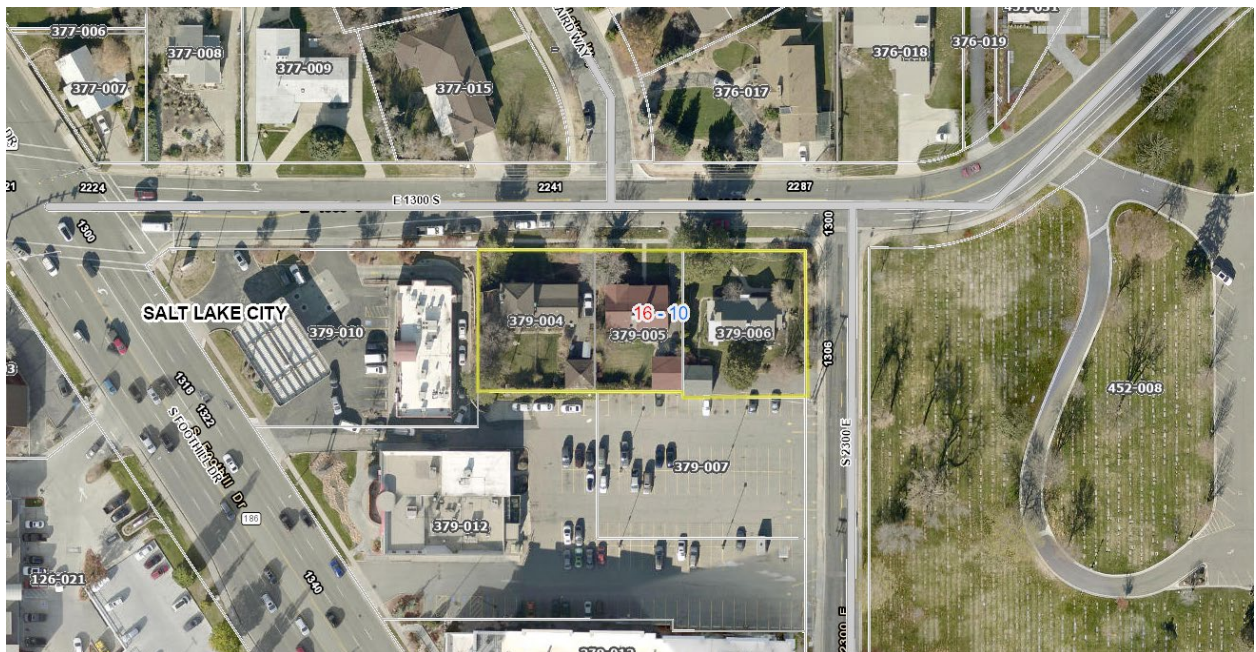
1. A statement declaring the purpose for the amendment.

This proposed amendment of the zoning map is to change the zoning for the 3 parcels totaling 0.65 acres, 16-10-379-006, 16-10-379-005, 16-10-379-004, from the current R-1/7000 Single Family Residential use to CB Community Business District in their entirety. This zoning map amendment change will facilitate the potential redevelopment of these parcels into a multifamily or mixed-use commercial project.

These parcels currently contain three single-family homes. The owner of these homes also owns the adjacent properties to the south and would like to incorporate these homes into a broader redevelopment of a combined site. These adjacent parcels are already zoned CB.

The zone change to CB respects the 2017 East Bench Master Plan identifying this location as a Community Node, which are intended to “create places that connect neighborhoods on both sides of major corridors. Uses should be focused on providing housing, retail, office, entertainment, and institutional services that serve the needs of the surrounding neighborhoods, as well as the adjacent communities. The Community Nodes are located along the major corridors.”

The requested zone change would also broadly support and reinforce many of the guiding principles and stated initiatives identified in the 2015 Plan Salt Lake Citywide Vision document and the draft of Housing SLC 2023-2027. A rezone and subsequent redevelopment of the property would deepen the local pool of housing variety for the immediate area without displacing any naturally occurring affordable housing. The requested zone change would also facilitate a thoughtful redevelopment that would incorporate and enhance existing retail, repurpose and better utilize an oversized and underused surface parking lot, and remain consistent with the existing fabric of what is an established mixed-use node within the East Bench neighborhood. Future residents would benefit from existing retail and commercial options and immediate access to a well-established High Priority Corridor on the Frequent Transit Network of the 2017 Salt Lake City Transit Master Plan.



2. A description of the proposed use of the property being rezoned.

The proposed new use of this property is a multifamily residential or mixed-use commercial development.

3. List the reasons why the present zoning may not be appropriate for the area.

The present zoning is a single-family residential zone that is inconsistent with adjacent uses within the block, although single-family residential use is the predominant use north of 1300 South. Multi-family residential or mixed-use commercial would support the surrounding commercial uses and provide an adjacent workforce to support the retail and commercial functions.

4. Is the request amending the Zoning Map?

Yes; Addresses – 2260 E 1300 S, 2270 E 1300 S, and 2290 E 1300 S, Salt Lake City, UT 84108; Parcels 16-10-379-004, 16-10-379-005, and 16-10-379-006

5. Is the request amending the text of the Zoning Ordinance?

No.