

SALT LAKE CITY ORDINANCE
No. 26 of 2000
(Rezoning Properties Located at the Northeast Corner
of 700 North and Redwood Road)

AN ORDINANCE REZONING PROPERTIES LOCATED AT THE NORTHEAST CORNER OF 700 NORTH AND REDWOOD ROAD, FROM RESIDENTIAL (R-1-5000) TO COMMUNITY BUSINESS (CB), PURSUANT TO PETITION NO. 400-99-34.

WHEREAS, the City Council of Salt Lake City, Utah has held public hearings before its own body and before the Planning Commission, and has taken into consideration citizen testimony, filing and demographic detail of the area, the long range general plans of the City, and any local master plan as part of its deliberations. Pursuant to these deliberations, the City Council has concluded that the proposed change of zoning for the properties located at the Northeast corner of Redwood Road and 700 North is appropriate for the development of the community in that area; and

WHEREAS, the petitioner has agreed to pay a housing loss mitigation payment to the City in accordance with the City's housing loss mitigation ordinance, due to the anticipated destruction of several residential buildings located on the properties;

NOW THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. That the properties located at 1690 West 700 North, 1654 West 700 North, 1652 West 700 North, 714 North Redwood Road and 726 North Redwood Road, which are more particularly described on exhibit "A" attached hereto, shall be and hereby are rezoned from Residential (R-1-5000) to Community Business (CB)

SECTION 2. Amendment of zoning map. The Salt Lake City zoning map as adopted by the Salt Lake City Code, relating to the fixing of boundaries of zoning districts, shall be and hereby is amended consistent with the rezoning identified above.

SECTION 3. Amendment of master plan. To the extent necessary, the Northwest Community Master Plan

shall be and hereby is amended consistent with the rezoning set forth herein

SECTION 4. Conditions. This rezoning is subject to the following conditions: (1) approval of the final design by the Salt Lake City Planning Director prior to issuance of a building permit; (2) submission of a traffic study and subsequent approval of traffic plans by the Salt Lake City Transportation Division; (3) the issuance of demolition and building permits for the properties; and (4) the payment of a housing loss mitigation fee to Salt Lake City Corporation in the amount of \$40,290, due to the projected destruction of several residential buildings currently existing on the properties.

SECTION 5. Effective Date. This ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder. The City Recorder is instructed not to record or publish this ordinance until the conditions identified above have been met as certified by the Salt Lake City Director of

Community and Economic Development

SECTION 6. Time. If the conditions identified above have not been met within one year from the date of this ordinance, the City Recorder is instructed not to record or publish this ordinance which shall become null, void and have no effect. For good cause shown, the City Council may, by resolution, extend the time period for satisfying the conditions identified herein.

Passed by the City Council of Salt Lake City, Utah, this 2nd day of May, 2000

Bill No. 26 of 2000.

Published: ___ has conditions __.

