



Information Sheet

Project // FB-SE Rooftop Text Amendment

Petition // PLNPCM2021-00431

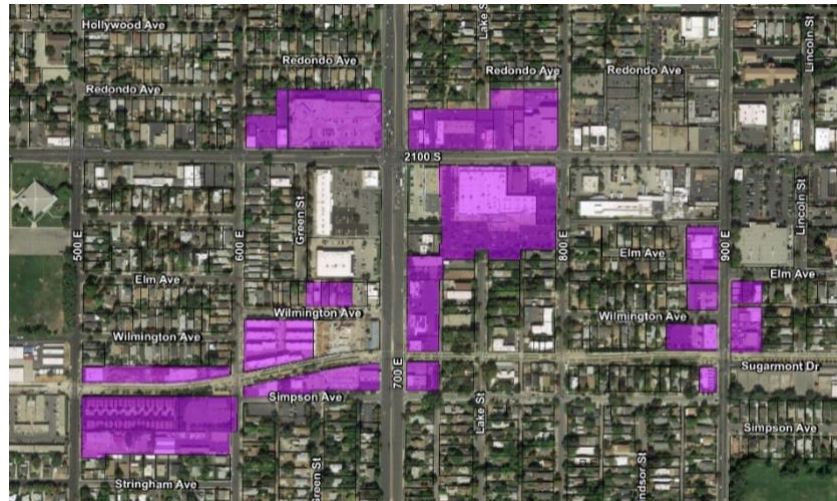
Location // Applies citywide to the FB-SE zone

Request Type // Zoning Text Amendment

Applicant // Bill Grodnik

Request Summary

Bill Grodnik has submitted an application for a text amendment that would impact the FB-SE zoning district citywide. The FB-SE zone currently limits commercial or nonresidential uses to first two stories and a height of 30 feet. The proposed text amendment would allow for rooftop commercial or nonresidential uses above the two-story limitation.



 **PROPERTIES ZONED FB-SE**

The proposal is to amend the text of a section of table 21A.27.040.D. The proposed amendments are shown in red.

**TABLE 21A.27.040.D
FB-SE BUILDING FORM STANDARDS**

Limitation on Commercial Uses	Commercial or nonresidential uses are limited to the first 2 stories and a height of 30 ft. Commercial and nonresidential rooftop uses are allowed above the second story subject to meeting the 30 ft. height requirement.
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Review Criteria

The City’s Planning Staff will review the proposal against adopted policies and regulations and provide a recommendation to the Planning Commission. The below are criteria used to analyze a proposed zoning text amendment:

1. Whether a proposed text 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 text amendment furthers the specific purpose statements of the zoning ordinance;



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3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.

Public Process and Next Steps

- The Planning Division is in the process of obtaining public comment on this proposal to help identify concerns and issues from the public.
- Notice has been sent to the Chairs of the community organizations for this area.
- The Planning Commission will hold a public hearing and will make a recommendation to City Council. The Planning Commission public hearing will be scheduled at a future date.
- The City Council will hold a public hearing and will make a final decision on the zoning text amendment application. The City Council public hearing will be scheduled at a future date.
- Additional information including the date, agenda, and staff report will be posted as they are available

City Planning Staff Contact

If you have questions about the proposal or if you have comments please contact the City staff planner assigned to the proposal:

- Amy Thompson at (385) 226-9001 or amy.thompson@slcgov.com

Attachments

- A. Project Narrative
- B. Map of Properties Zoned FB-SE
- C. Area Zoning Map