



# North Rose Park Lane – Annexation and Zoning Map Amendments

*Information for Planning Petitions PLNPCM2021-01124 & 01134*

**Petition Number:** PLNPCM2021-01124 and PLNPCM2021-01134

**Application Type:** Annexation Petition and Zoning Map Amendment

**Project Location:** 2350, 2440 and 2441 N Rose Park Lane

**Zoning District:** A-2 (Agricultural) and Unincorporated Salt Lake County

**Overlay District:** Airport Flight Path Protection – Mix of Zones A, B and C

**Council District:** District 1 – Victoria Petro-Eschler



What is the request? (Brief Project Description)

## North Rose Park Lane Annexation & Zoning Map Amendments

JWright Communities, LLC, the property owner is requesting a zoning map amendment for a parcel of land located at 2350 N Rose Park Lane. The requested change is from the AG-2 – Agricultural District to the RMF-75 – High Density Multi-Family Residential District. In conjunction with this request, the owner has filed a petition to annex an adjacent parcel of land he owns from unincorporated Salt Lake County into Salt Lake City. The parcel located at 2441 N Rose Park Lane is approximately 17 acres in size. As part of the annexation, the property a is proposed to be zoned RMF-75. The City has added an additional parcel of City-owned property into the annexation portion of this request. The 5.94 acre parcel located at 2440 N Rose Park is owned by Salt Lake City but is located within unincorporated Salt Lake County. The annexation of the parcel located at 2441 N Rose Park Lane, if successful, would render this parcel as an “island” of unincorporated land surrounded by properties located within Salt Lake City. To eliminate this condition, this City-owned property would be annexed into Salt Lake City boundaries and would likely be zoned OS – Open Space at City Council’s discretion. The OS zoning would be in line with the zoning of the adjacent City properties that are part of the Salt Lake City Regional Athletic Complex.

## North Rose Park Lane Annexation & Rezoning



### What are the next steps?

- Notice of this application has been sent to the Chair of the Westpointe Community Council where the property is located, who may choose to schedule the matter at an upcoming meeting. Please contact the chair of this organization to determine whether a community council will review these petitions and when and how that meeting will occur. The contact information for the Westpointe Chair is as follows:

**Dorothy Owen** - [dpappasowen@gmail.com](mailto:dpappasowen@gmail.com) [info@westpointecc.org](mailto:info@westpointecc.org)

- Notice has also been sent to property owners and residents within 300 feet of the project to obtain public input and comments on the proposal. Notified parties are given a 45-day period to respond before a Public Hearing can be scheduled.

- During and following this comment period, the Planning Division will evaluate the proposal against the applicable standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.
- The Planning Commission will hold a Public Hearing to hear additional public comments before making a recommendation to the City Council.
- The City Council will then hold a public hearing and make the final decision on the matter.

### **What is the role of the Planning Staff in this process?**

Planning Staff processes the application, communicates with the applicant to understand the project, and seeks input from the community.

### **Where can I get additional information?**

The applicant has provided a packet with the plans as well as a project description. The application packet is a public record and available for download. To access this information:

1. Visit the open house webpage for this petition at <https://www.sl.gov/planning/open-houses/>
2. Click on the project title for this petition, located under the “Active Online Open Houses” section
3. Click “Additional Information”
4. Click any applicant-submitted item to download submitted plans

### **Public comments and questions**

We want to hear from you! To submit a comment or question please contact the staff planner via email or leave a voicemail, your questions will be answered within a week after the comment period has ended.

- **Start of Comment Period:** May 16, 2022
- **End of Comment Period:** July 1, 2022

During and following this comment period, the Planning Division will evaluate the proposal against the applicable zoning standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.

**Project Planner:** David J. Gellner, AICP, Senior Planner

**Email:** david.gellner@slgov.com

**Phone Number:** 801.535.6107