

Maven State - Zoning Map Amendment and Master Plan Amendment



PLNPCM2022-00998 & PLNPCM2022-00999

Application Type: Zoning Map Amendment and Master Plan Amendment

Project Location:

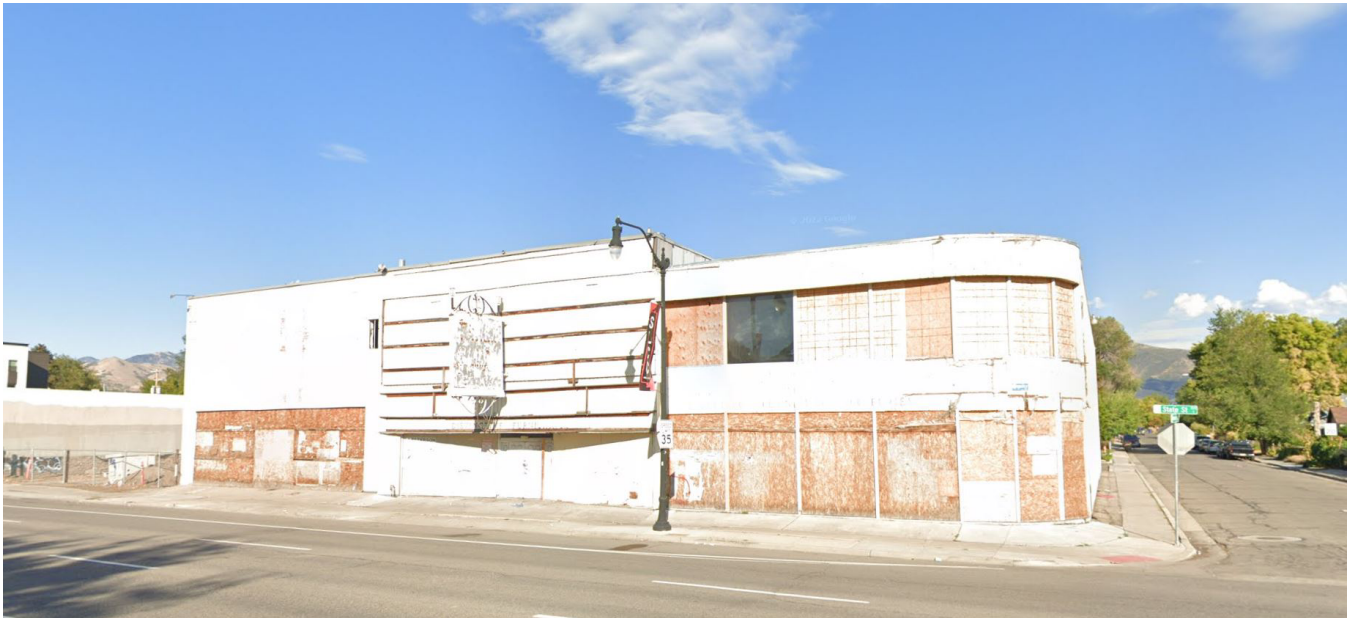
- 1791 S State Street
- 1815 S State Street
- 118 E Coatsville Ave
- 120 E Coatsville Ave

Current Zoning: CC (Corridor Commercial) and R-1/5,000 (Single Family Residential)

Proposed Zoning: R-MU (Residential Mixed Use)

Overlay District: South State Street Corridor, and Liberty Wells National Historic District

Council District: 5, represented by Darin Mano



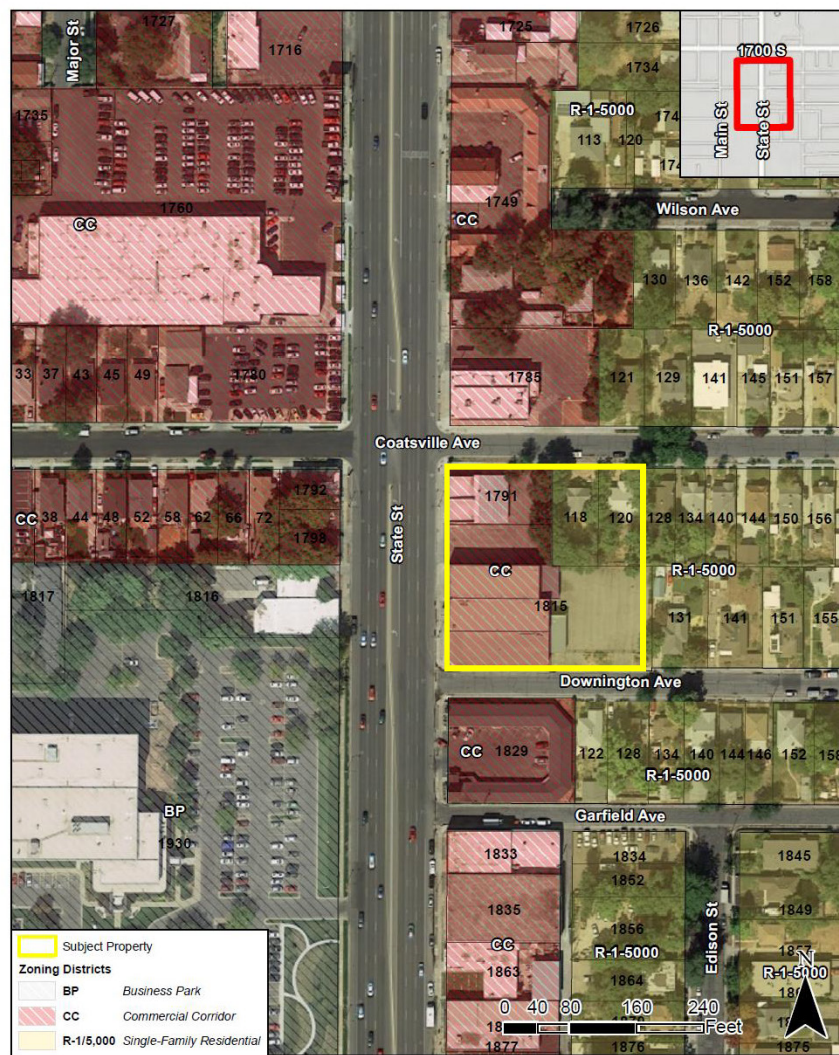
What is the request?

Salt Lake City received the following requests from the Colmena Group.

1. Zoning Map Amendment: To rezone the properties to R-MU (Residential Mixed Use)
2. Central Community Master Plan Amendments: To amend the Central Community Future Land Use Map from Community Commercial and Low-Density Residential to High Mixed Use. There is no requested amendment to the Master Plan Text.

Future development plans were not submitted with this application.

Rezone and Master Plan Amendment Maven State



Salt Lake City Planning Division 11/30/2022

1791 S State Street, Parcel 16-18-306-001
1815 S. State Street, Parcel 16-18-306-028
118 E Coatsville Ave, Parcel 16-18-306-006
120 E Coatsville Ave, Parcel 16-18-306-007

What are the next steps?

- Notice of this application has been sent to the Chair of the Liberty Wells and Ballpark Community Council where the property is located, who may choose to schedule the matter at an upcoming meeting. Please contact the chair(s) of these organizations to determine whether a community council will review this petition and when and how that meeting will occur. The contact information for these groups is as follows:
 - **Ballpark Community Council:** Amy Hawkins, amy.j.hawkins@gmail.com
 - **Liberty Wells Community Council:** Bill Davis, info@lwccslc.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 with the Planning Commission 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 then hold a public hearing for additional public comments 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.

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:** Friday, December 2, 2022
- **End of Comment Period:** Monday, January 16, 2023

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.

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