



Zoning Map & Text Amendment

Planning Petition Information for PLNPCM2022-01109

Petition Number: PLNPCM2022-01109
Application Type: Zoning Map & Text Amendment
Project Location: 754 S State Street
Zoning District: D-2 (Downtown Support District)
Council District: D4 – Ana Valdemoros

What is the request?

Salt Lake City has received the following proposal from Kirton McConkie, represented by Tyler Buswell, Attorney for IHC Health Services, Inc. (the Property Owner), for the property located at approximately 754 S. State St.

The subject property, commonly referred to as the “former Sears site” includes 10 parcels and is approximately 9.22 acres in size. The addresses included are: 754 S. State St., 709 S. Main St., 36/48/56 E. 700 S., and 725/727/728/735/739 S. Major St. Please view additional resource material for more information regarding property boundaries. The applicant is requesting the following amendments:

1. Amendment of the Salt Lake City Zoning Map to change the indicated parcels of land from the D-2 (Downtown Support District) zone to the D-1 (Central Business District) zoning designation.
2. Amendment of the Salt Lake City Zoning Ordinance text, section 21A.33.050 Table of Permitted and Conditional Uses for Downtown Districts. The proposal is to add the following land uses to the D-1 land use table as Permitted Uses:
 - Hospital, including accessory lodging facility
 - Ambulance service (indoor)
 - Ambulance service (outdoor)
 - Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees

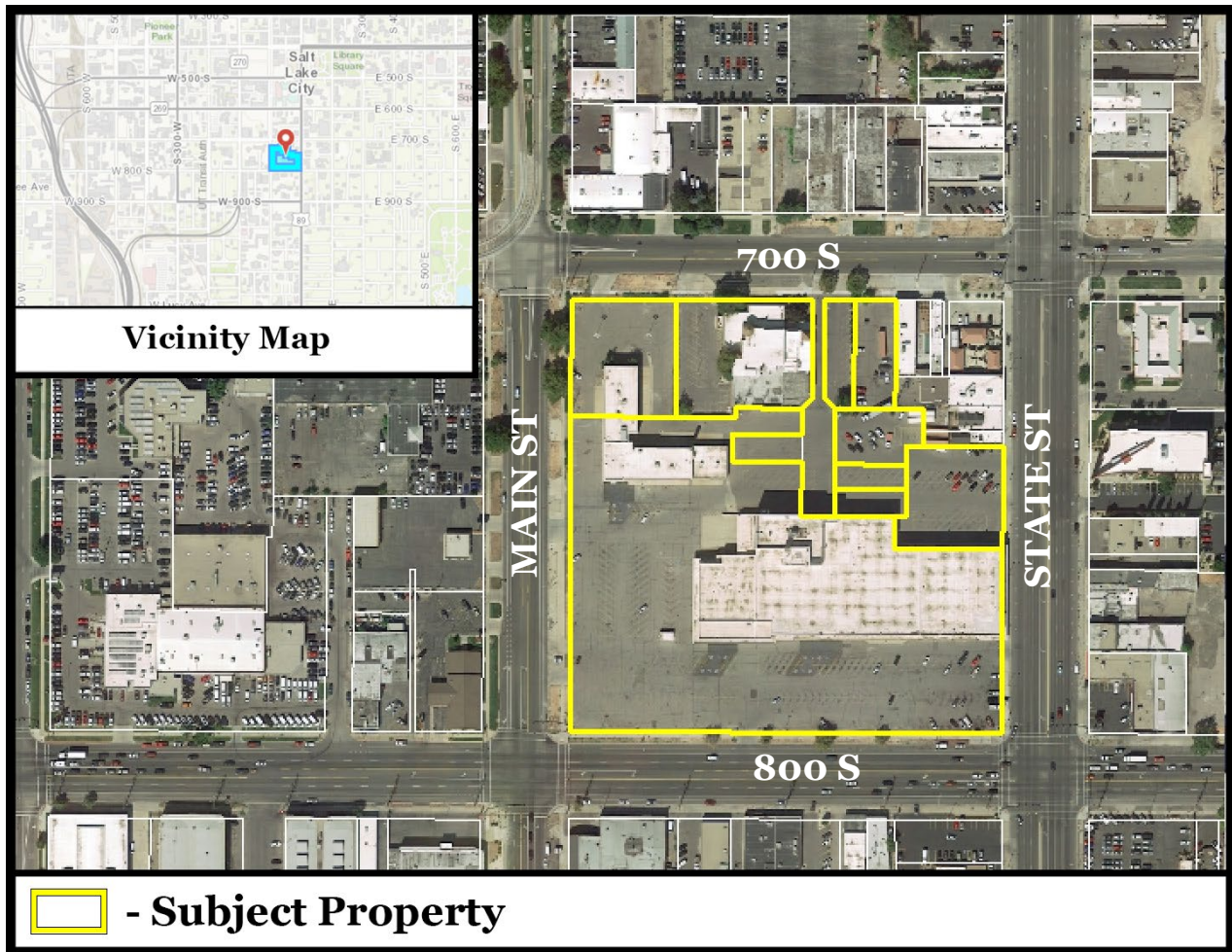
What are the next steps?

- Notice of this application has been sent to the Chairs of the surrounding Community Councils, 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 CC Chair: Amy Hawkins	Amy.j.hawkins@gmail.com
Central City CC Chairs: Bekka Carlson & Cindy Cromer	Bekka.carlson.fgbf@statefarm.com 3cinslc@live.com

Central 9 th CC Chair: Chair Not Defined – Leadership in Transition	central9thcc@gmail.com
Downtown CC Chair: Bryan Hill	bhill@vestar.com or 801-674-0608
Downtown Alliance: Dee Brewer	dee@downtownslc.org or 801-333-1103

- 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 a recommendation to the City Council. The City Council is the approval authority.



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.slc.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:** December 8, 2022
- **End of Comment Period:** January 24, 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.

Project Planner: Amanda Roman, Urban Designer

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