

1435 State Zoning Map and Master Plan Amendments

Planning Petition Information for PLNPCM2022-01183 & PLNPCM2022-01184



Petition Number: PLNPCM2022-01183 & PLNPCM2022-01194

Application Type: Zoning Map and Master Plan Amendments

Project Location and Current Zoning District:

1435 South State Street, Parcel 16-18-103-011 – CC (Community Commercial)

1420 South Edison Street, Parcel 16-18-103-006 – CC (Community Commercial)

121 East Cleveland Avenue, Parcel 16-18-103-015 – R-1/5,000 (Single Family Residential)

Proposed Zoning District:

FB-UN2 (Form Based Urban Neighborhood)

Overlay District:

South State Street Corridor

Liberty Wells National Historic District

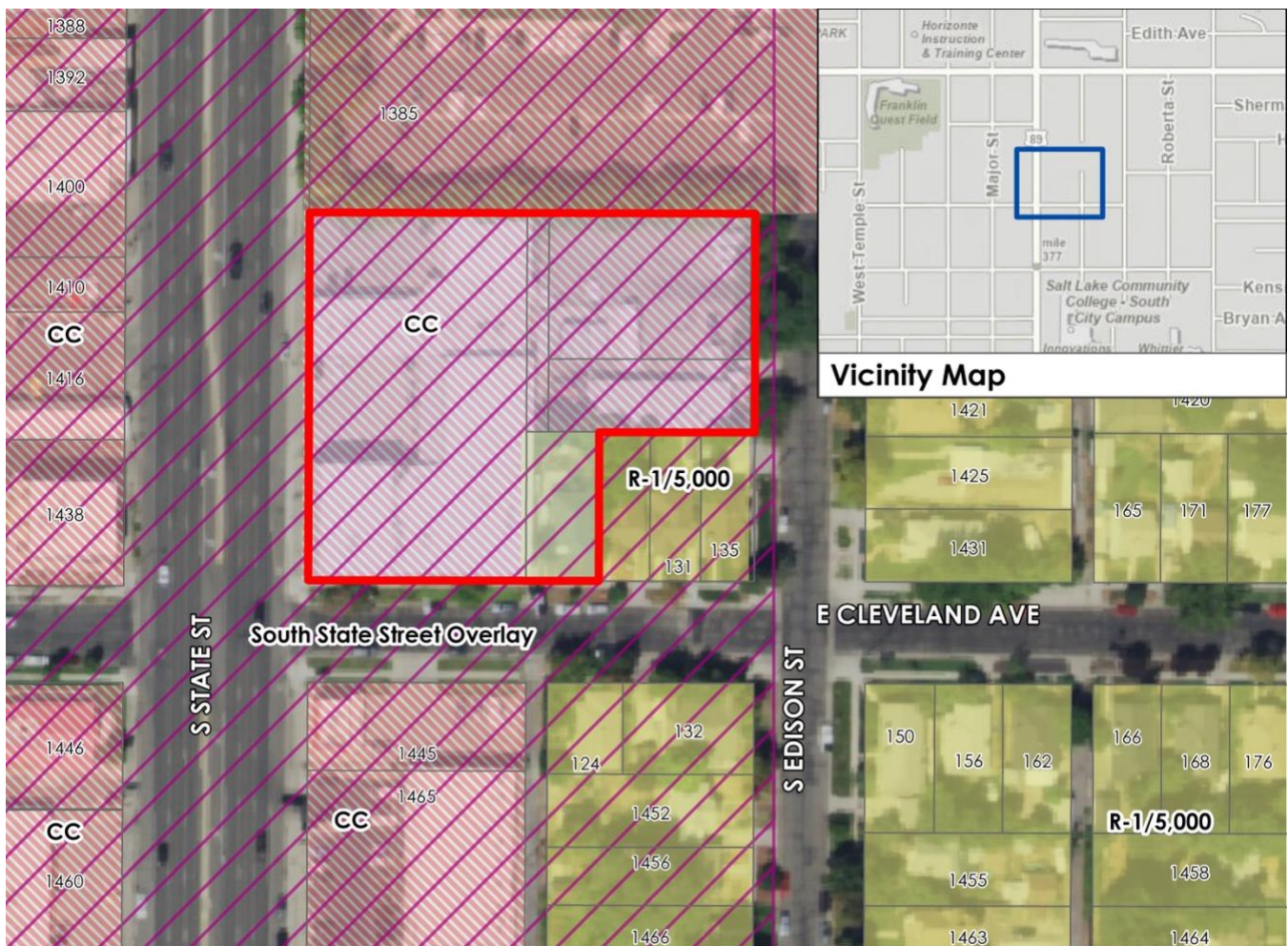
Council District: District 5, Darin Mano



What is the request?

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

- **Zoning Map Amendment:** To rezone the properties to FB-UN2 (Form Based Urban Neighborhood)
- **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.



Subject Properties: 1435 S State St, 1420 S Edison St, and 121 E Cleveland Ave

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 703-728-9151 amy.j.hawkins@gmail.com
 - Liberty Wells Community Council Bill Davis 801-860-6975 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. They will then 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.

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:** Monday, March 6, 2023
- **End of Comment Period:** Friday, April 28, 2023

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