

Notification of A Project in Your Neighborhood

1435 State Zoning Map and Master Plan Amendments Planning Petitions PLNPCM2022-01183 & PLNPCM2022-01184



Dear Property Owner, Business Owner, or Resident:

Salt Lake City has received a request from Matthew Ratelle, of the Colmena Group, to rezone and amend the associated future land use map designation of the properties listed below:

- 1435 South State Street – currently zoned CC Commercial Corridor
- 1420 South Edison Street – currently zoned CC Commercial Corridor
- 121 East Cleveland Avenue – currently zoned R-1/5,000 Single Family Residential

Specifically, this request is to rezone the properties from CC Commercial Corridor and R-1/5,000 Single-family Residential to the **FB-UN2 Form Based Urban Neighborhood** zoning district. Additionally, in order to keep the proposed rezone consistent with the Central Community Master Plan, the applicant has also submitted a request to amend the plan's Future Land Use Map to redesignate the properties in question from *Commercial Corridor* and *Low Density Residential* to *High Mixed Use*.

The applicant has submitted this request in anticipation of developing a new mixed-use complex on the site that would include housing, retail, and restaurants. While preliminary plans have been submitted, no official development petition has been submitted at this time. When Salt Lake City receives that request, you will be notified of the proposal in a manner similar to this letter. A map of the proposed changes is included on the back of this letter.

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, business 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. You will receive notice of that meeting when the date has been scheduled.

Where can I get additional information?

The applicant has provided a proposal and preliminary plans, which are 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

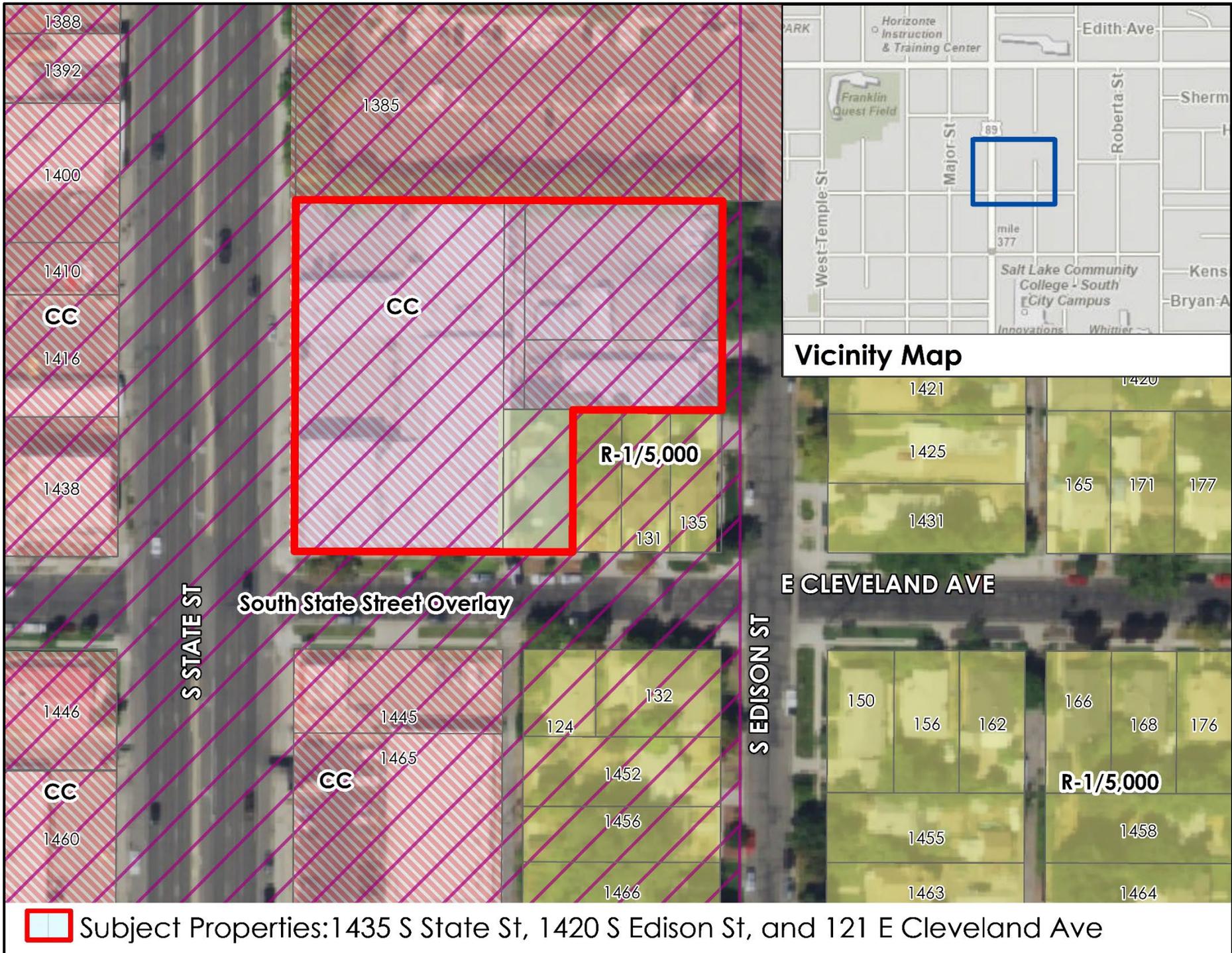
We want to hear from you! To submit a comment or question please contact the staff planner via email or leave a voicemail, your questions will be answered within a week after the comment period has ended.

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

Project Planner: Aaron Barlow, Principal Planner

Email: aaron.barlow@slc.gov

Phone Number: 801.535.6182



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