

ZONING AMENDMENT

REQUIREMENTS

A statement declaring the purpose and justification for the proposed amendment.

Re-zone Subject Property from AG-2 to MI-A Light Industrial in connection with General Plan Amendment; and consistent with the recent Northpointe Annexation and maximize the use of the Subject Property similar to other surrounding properties that were annexed into Salt Lake City.

The proposal is consistent with the goals, policies, or implementation actions of the general plan, including applicable element plans.

The Northpointe Annexation and associated zoning changes constitute significant change that warrants the creation of a new plan or an update to an adopted plan.

The goals, policies, or implementation actions of the plan to be amended are no longer relevant to or capable of addressing the current issues or needs of the neighborhood or the city, or are no longer aligned with policies in citywide plans.

The proposed amendment will effectively and proportionally increase the public benefit proposed by the petitioner to a commensurate increase in development potential if adopted by the city council.

The proposal will not displace people who reside in any housing that is within the boundary of the proposed amendment.

The proposal will not displace of any business that is located within the boundary of the proposed amendment.

The proposal will not significantly impact properties in the immediate vicinity as the planned development will be consistent with the existing and planned industrial development properties.

Significant infrastructure has been developed in conjunction with city and surrounding developers under a DA, which will allow the city to provide safe drinking water, storm water, and sewer to the property.

The proposal will not strain public safety resources as it is consistent with surrounding light industrial uses that do not foster crime or high traffic use for the general public normally associated with high density residential and/or high traffic commercial and retail uses.

Again, due to the major infrastructure development completed and planned under the existing DA, impacts to any other city service, infrastructure, or resources will not be burdensome by the increase in development potential that may result from the proposed amendment.

A written description of the proposed modification to the general plan, including any changes to the future land use map, future land use designation, or description of scale and density/intensity of the proposed change. Any proposed amendment to the text of the plan shall include the exact proposed text & changes that are proposed in a strike and underline format.

N/A

If the request is specific to a property, please list the parcel numbers and a map that shows the current use of the subject property and adjacent properties.

08-09-100-002-0000

A written general description of any future development that is planned for the property including the anticipated use, density, scale of development, timing of development, the anticipated impact to existing land uses and occupants of the land subject to the proposal and any additional land use petitions that may be anticipated to develop the site. Visual renderings and basic site plans may be provided by the applicant.

Generally, the planned development is in the early stages of land use design and planning. However, it is anticipated that the ultimate uses will be largely consistent with those allowed by MI-A Light Industrial zone and other developers' surrounding existing and planned development in terms of design, density, and scale with no significant additional impact to surrounding occupants or uses.

COMMUNITY BENEFIT

A written description regarding the proposed community benefit(s) associated with the amendment. The description shall adequately describe the necessary details to demonstrate that the proposed community benefit is roughly proportionate to the potential increase in development right if the proposed amendment were to be adopted. See 19.06.070.C for a list of community benefits that can be proposed.

Providing commercial space for local businesses or charitable organizations.

Expanding public infrastructure that expands capacity for future development.

The percentage of space allocated to commercial use compared to the total ground floor area that could be developed on the site

DATA COLLECTION

For nonresidential properties, the following information must be provided:

Details on the nature of the existing and prior use;

Vacant land. Historically use is agricultural.

Square footage of the leasable area:

Not Applicable.

Detailed list of current or prior occupants;

Not Applicable.

The current cost to lease and the cost to lease for the previous 36 months.

Not Applicable.

GENERAL PLAN AMENDMENT

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The proposed amendment will effectively and proportionally increase the public benefit proposed by the petitioner to a commensurate increase in development potential if adopted by the city council.

The proposal will not displace people who reside in any housing that is within the boundary of the proposed amendment.

The proposal will not displace of any business that is located within the boundary of the proposed amendment.

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Clark and Christine Ivory Foundation

Parcel ID: 08-09-100-002-0000

