

The Citizen 2, Zone Change Application

Submittal Requirements

(21A.50)

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

The purpose of this amendment to the zoning map is to request a zone change from RMF-45 to MU-5 zoning. This change will allow a building height of up to 55 feet, enabling the development of a 5-story building. This will require a general zone amendment. No amendment to the city's master plan is needed.

The architecture will complement The Citizen (adjacent property owned by the Applicant), maintaining a clean, cohesive look between the properties. This property will be professionally managed. Overall, this project will enhance the neighborhood and provide the community with much-needed, high-quality housing, and commercial uses.

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 on 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.

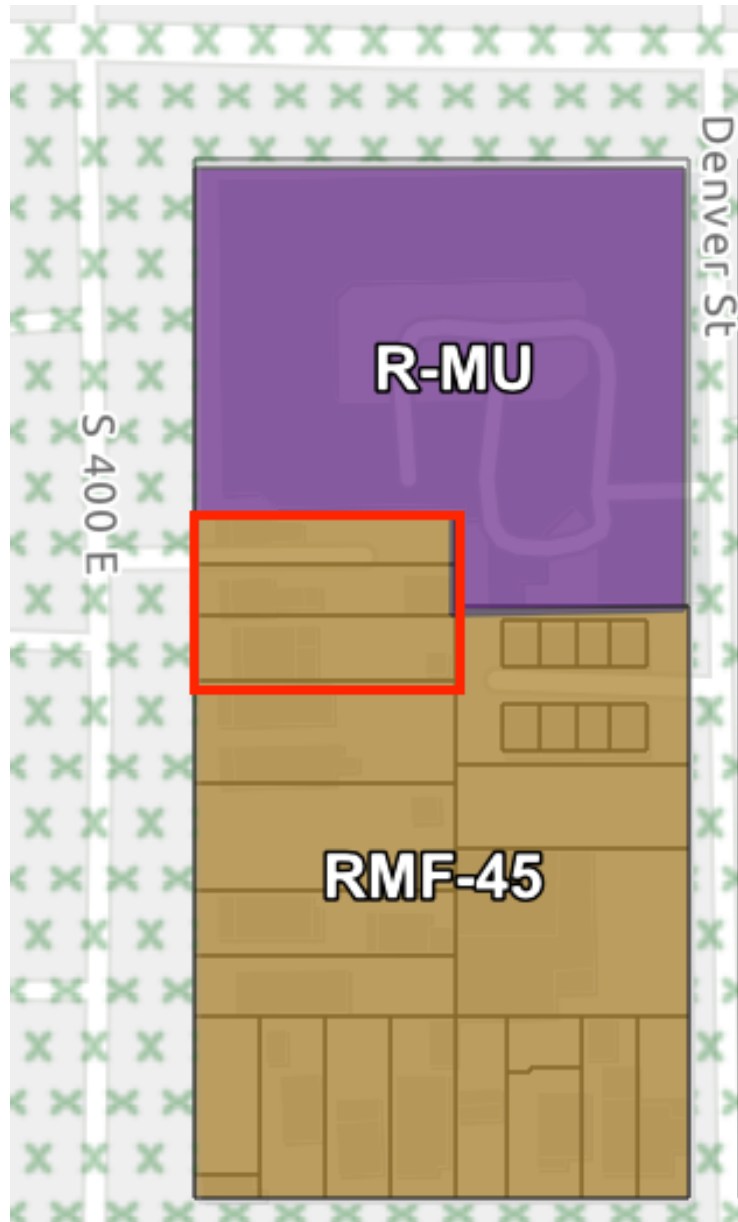
The Applicant plans to redevelop three parcels that we currently own into a 5-story building with some ground floor commercial uses facing 400 E, and multifamily uses throughout the rest of the building. The land is approximately 0.42 acres. The multifamily units will share parking and amenities with an existing apartment community to the north, and there will be street parking for the commercial along 400 E.

We intend to begin design work during the rezone process so construction can start promptly once zoning and approvals are complete. We do not anticipate any negative impacts on existing occupants, as we currently own all three parcels and only one of the homes is currently being rented, the other two homes are vacant.

Is this request amending the zoning map?

Yes: The Applicant is requesting this zone change to MU-5 to allow a 55 ft. height limit, enabling the development of a 5-story building.

See below the zoning map and the highlighted parcels that the Applicant is proposing to rezone to MU-8.



Is this request amending the text of the zoning ordinance?

No: It is anticipated that the project design will fully comply with MU-5 zoning requirements.

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 rights if the proposed amendment were to be adopted. See [21A.50.050.C](#) for a list of community benefits that can be proposed.

This project will benefit the community in multiple ways. Thrive Development is known for delivering high-quality projects that enhance neighborhoods and attract new residents. We are intentional about selecting sites that strengthen community connections—close to Salt Lake City, within walking distance of TRAX and bus stations, and surrounded by local amenities. By building in these vibrant, accessible locations, we support walkability, encourage public transit use, and contribute to the long-term growth and vitality of the neighborhood. This project is unique for several reasons:

First, as the second phase of an existing project next door, this development will feature studio, one- and two-bedroom units to help meet the high demand for cost-effective and attainable housing. The Citizen's units are already nearly fully occupied, demonstrating the strong market need. This project increases housing density in a walkable neighborhood while replacing three aging, dilapidated homes already surrounded by multifamily uses.

Second, we plan to build ground floor commercial on just over 50% of the frontage facing 400 East. Although plans haven't been started, this is estimated to be at least 1,100 square feet. This commercial will serve as a community gathering place for a future commercial use.

In summary, Citizen 2 delivers meaningful community benefits that extend beyond the building itself, adding much-needed cost-effective housing, providing new neighborhood commercial in an area that doesn't have much of this type of commercial. These features directly support the City's goals for walkable, transit-oriented, and sustainable development.

For residential properties, the following information must be provided:

The current or prior number of dwellings;

Square footage and number of bedrooms for each dwelling unit;

The current cost of rent and the cost of rent for the previous 36 months;

The total number of people residing on the property.

Current number of Dwellings: 3

Unit 1: 2 Bed 2 Bath 1,023 SFT

Rent \$1,250/Month

People Residing: 2

Unit 2: 2 Bed 1 Bath 891 SFT:

Rent: \$0 –

This home was just purchased by the applicant, and is not rentable. The cost to make it livable would not be recouped by renting it. This home is being boarded up and will remain vacant.

Unit 3: 2 Bed 1 Bath 1,500 SFT:

Rent: \$2,300

People Residing: 2

Currently sitting vacant but was rented for the last two years.

Tenant Relocation Plan: Applicant plans to do the following for the residents of the homes when the time comes to demolish the three homes:

- a. Moving expenses based on a reasonable estimate provided by the tenant, up to a maximum of \$1,500.

- b. Application fees for the replacement housing.

- c. If the property owner relocates the displaced tenant into an existing unit that is owned by the applicant within Salt Lake City at the same rental rate the displaced tenant was paying and without an additional applicant fee or deposit, then paragraphs b, c, and d do not apply.

- d. Tenant Relocation Assistance Exemptions: If the project is receiving identified federal funds and subject to the Uniform Relocation Assistance (URA) and Real Property Acquisition Policies Act of 1970, as amended, 42. U.S.C 4601-4655. The relocation assistance rules for the developer/tenant under that act will govern and the Tenant Relocation Assistance outlined in this section will not apply. The developer shall inform the city if they are subject to URA and details of assistance to be provided. Tenants who receive tenant relocation assistance from this section are not eligible to receive relocation benefits from the city.