



September 22, 2020

Salt Lake City Planning Commission
451 South State Street
Salt Lake City, UT 84114

Re: Description of Master Plan Amendment and Zone Change for 810 E 800 S

Planning Commission,

We are seeking to develop and construct a mixed commercial / residential building at 810 E 800 S, Salt Lake City, UT, Salt Lake County Parcel Number 16-08-176-024-0000 (the "Property"). We are submitting two applications in conjunction with each other to begin this process: 1) an amendment to the Future Land Use Map in the Central Community Master Plan, changing the Property from Low Density Residential to Community Commercial, and 2) a zoning map amendment changing the Property from R-2 to CB (Community Business).

The Property is subject to the Central Community Master Plan, East Central North Neighborhood, which has the Property listed as Low Density Residential on the Future Land Use Map. Additionally, the property is currently zoned as R-2. The Property is an empty lot and has been that way for well over twenty-five years. It currently attracts the transient population and has been not beneficially used for a significant period of time.

The corner of 800 S 800 E has turned into a small commercial hub, with several businesses located immediately to the west of the Property and zoned as Small Neighborhood Business.¹ Smith's grocery store is located immediately to the east of the Property, which is zoned CB. With the Property sandwiched between commercial uses, it is not a desirable location for a single family or two-family dwelling. Additionally, the market value of the Property, given its excellent commercial location, makes it cost prohibitive to build a single-family dwelling or two-family dwelling under the current zoning. The Property will most likely continue to sit vacant unless it is allowed to be used for commercial or mixed-use purposes.

We intend to build a two-story mixed-use building with commercial space on the first floor and residential units on the second floor. We have included a proposed site plan and a rough rendering of the elevation of the building as seen from 800 South. This use meets the purposes of the Master Plan by locating "community level retail sales and services on appropriate arterials," in an area that is already surrounded by commercial uses. *See* Central Community Master Plan, CLU-1.2, page 11. There is also a heavy emphasis in the Central Community Master Plan on providing mixed use commercial / residential properties with "ground level

¹ There is a garage immediately to the west of the Property that is zoned R-2. However, that garage juts out from a parcel further to the south that has a duplex with in home business operating out of the property. The block face surrounding the Property appears to be all commercial. The only property that adjoins the Property and is used solely as a residential home is immediately to the south.

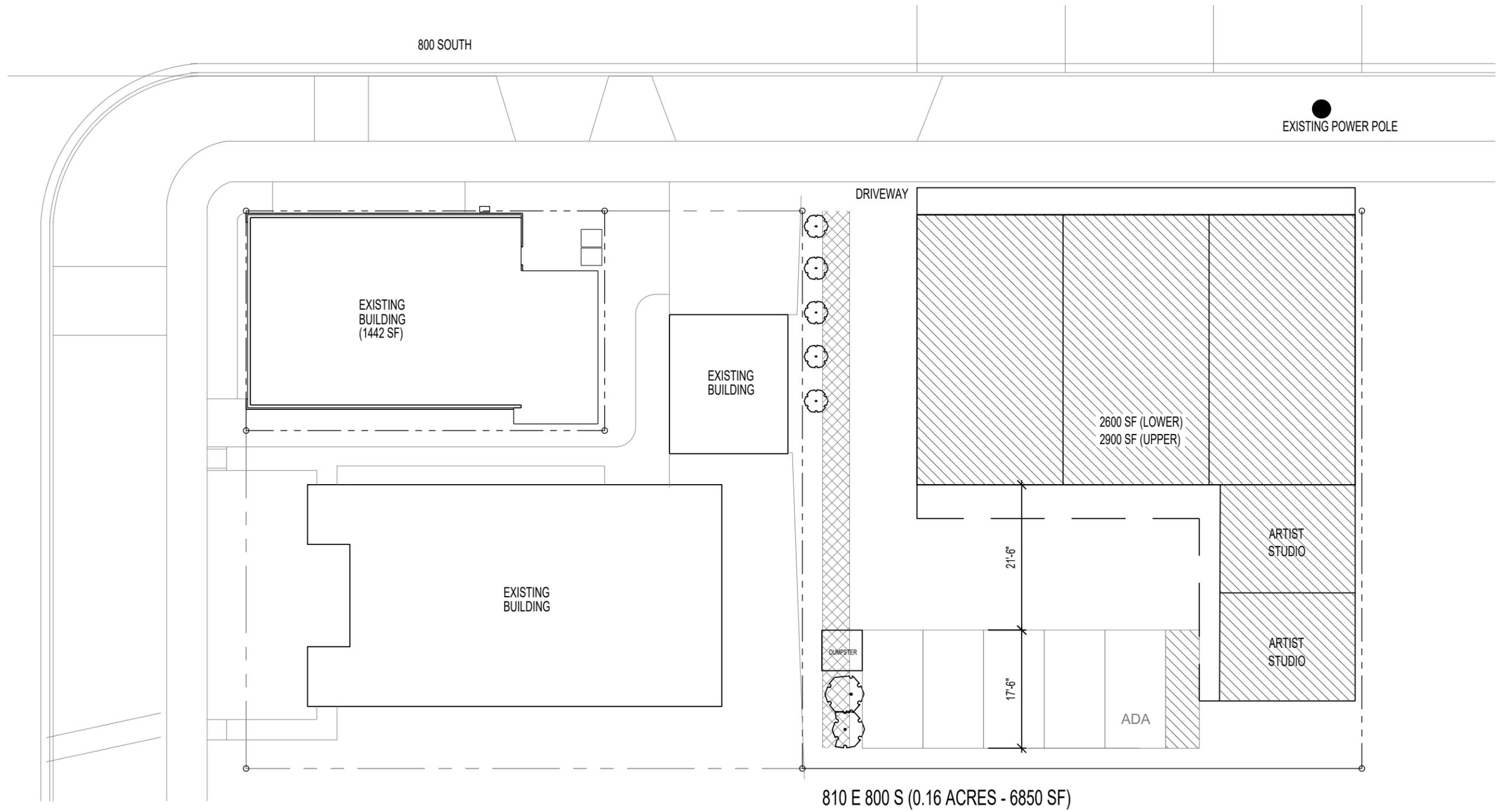
commercial space [and] apartment or condominium units above the first floor,” especially in the 9th and 9th area just to the south of the Property. *See* Central Community Master Plan, page 11. This development meets these objectives and will add to the community.

We respectfully request that the Central Community Master Plan Future Land Use Map be amended so that the Property is designated at Community Commercial and that the Property be rezoned to from R-2 to CB.

We’re excited to move forward with this project. Please reach out to me if you have any questions.

Best,

Stanford Bell
Stanford Bell
801-884-9044



A1
A1-01

SITE PLAN - 081820
810 E 800 S

SCALE: 1/16"=1'-0"





810 EAST CONCEPT SKETCH 8/24/20
BOUTIQUE COMMERCIAL GROUND FLOOR
RESIDENTIAL UNITS ABOVE