



Information Sheet

Petition // R-2 to CB Zoning and Master Plan Amendment

Petition Nos. // PLNPCM2020-00740/00741

Address // 810 East 800 South

Applicant // Stanford Bell, Altus Development Group

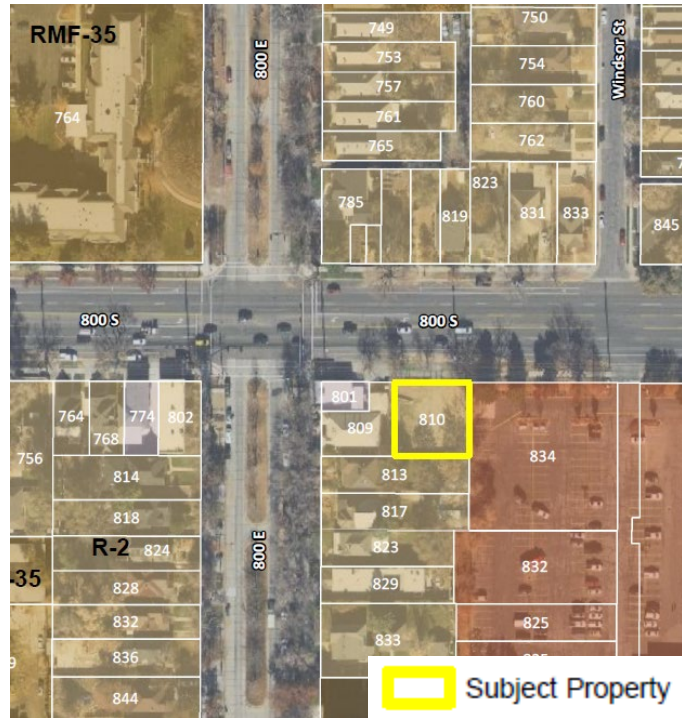
Request Type // Zoning Map (Rezone) and Master Plan Amendments

Request Summary

Stanford Bell of Altus Development Group has submitted applications for a zoning map amendment and a master plan amendment for the subject property. The site is approximately 6,970 square feet. The applications are to change the zone of the property from R-2 (Single and Two-Family Residential) to CB (Community Business) and the master plan designation from Low Density Residential to Community Commercial.

The property is located on the south side of 800 South between 800 East and 900 East. It is just to the west of the Smith's grocery store. The property is currently vacant.

The applicant anticipates developing the site with a two-story building with commercial on the first floor and residential units on the second floor. Parking would be located to the rear. A project description, proposed site plan, and draft rendering are attached.



Key Facts

The existing zoning district, R-2, is a Single and Two-Family Residential District. The proposal is for CB, Community Business. The primary uses in R-2 districts are single and two-family housing units. Community Business is a commercial zone that provides moderately sized commercial areas adjacent to residential neighborhoods.

The R-2 zone requires 5,000 square feet for a single-family residence and 8,000 square feet for a two-family, or duplex residence. The front yard setback is to be the average of the block face or a minimum of 20 feet. The side yard must be 4 feet on one side and 10 feet on the other. The rear yard is 25% of the depth of the lot and does not need to exceed 25 feet. Single-family homes with a pitched roof are limited to 28 feet in height and the building coverage on the site is limited to 40% for a single-family dwelling.



The CB zone does not require a minimum lot size. Front and interior side yards are not required. The required rear yard is 10 feet. A landscape buffer yard of 7 feet where abutting a residential district. The maximum height permitted is 30 feet.

Approval Criteria for the Zoning Map Amendment Request

The City's Planning Staff will evaluate the proposal against adopted policies and regulations and provide a recommendation to the Planning Commission. The below are criteria used to analyze a proposed zoning amendment:

1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;
3. The extent to which a proposed map amendment will affect adjacent properties;
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Master Plan Amendment Request

The City does not have specific criteria relating to master plan amendments. However, City Code Section 21A.02.040 – Effect of Adopted Master Plans or General Plans addresses this issue in the following way: All master plans or general plans adopted by the planning commission and city council for the city, or for an area of the city, shall serve as an advisory guide for land use decisions. Amendments to the text of this title or zoning map should be consistent with the purposes, goals, objectives and policies of the applicable adopted master plan or general plan of Salt Lake City.

Existing Applicable City Plans

In evaluating a rezoning proposals City staff evaluates the proposal against applicable adopted City Master Plan documents. This zoning proposal is located in the City's [Central Community Master Plan](#) (2005) and will be analyzed with regard to the policies in that plan.

City Staff also evaluates the proposal against applicable Citywide Master Plans, including Plan Salt Lake and the City's Five-Year Housing Plan.

Zoning Amendment Public Process and Next Steps

The Planning Division is in the process of obtaining public comments on this petition to help identify concerns and issues from the public.



The process for a zoning amendment (“rezone”) includes multiple steps and public hearings. The following additional public meetings will be held regarding this rezone. Nearby residents and property owners will receive mailed notice for each of the below public hearings.

- **Planning Commission:** Will hold a public hearing and make a recommendation to the City Council (Date TBD. Will not be before November 30, 2020)
- **City Council:** Will hold a public hearing and make a decision (Dates TBD)
 - The City Council is the final decision maker on this rezone proposal.

City Planning Staff Contact

If you have questions about the proposal or if you have comments that you would like passed on to the Planning Commission, please contact the City staff planner assigned to the proposal:

- Sara Javoronok, Senior Planner at sara.javoronok@slcgov.com or 385-226-4448

Attachments

1. **Applicant’s Project Description, Draft Site Plan and Rendering** – Narrative from the applicant explaining their requests and concept design for the property under the proposed CB zone

Planning Division Prepared Materials:

2. **Vicinity Map** – Map that shows the area surrounding the property
3. **Map of the Current Zoning** - This map shows the current surrounding City zoning