



May 22, 2025

RE: J Development Rezone Application Questions

RE: 2260, 2270, 2290 East 1300 South, Salt Lake City, UT 84108

Submittal Requirements Checklist

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

Our rezone request stems from the desire to complete the continuity and overall integration of our property with the recent surrounding MU-3 zone adjustments by Salt Lake City.

This rezone from R-1-7000 to CB commercial (with eventual MU-3 adoption) will provide Salt Lake City, the Foothill & St. Mary neighborhood residents, and our property, the cohesiveness for needed housing and retail patrons. This amendment will complement the aging neighborhood housing demands while providing retail support for ongoing upgrades to the nearby Foothill Village Community.

2. 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.

Our rezone request stems from the desire to provide future housing options for the immediate Foothill and St Mary's neighborhoods. This housing focused community concept would include approximately 30 total condominium and brownstone townhome units. Our vision is to dedicate 4 units for low-income, affordable buyers who meet the 80% AMI requirements of the surrounding area.

Timing of the development is early and conceptual. We have met with area Councilman, Dan Dugan, and arranging other leadership meetings with other neighborhood councils for feedback and direction. We are currently engaging nearby community and neighborhood residents for comment. This project will maintain all building standards and continuity contained in Salt Lake City's newly reformed, CB & MU-3, zoning code.

Visual renderings and conceptual site plans will be provided to planners and city leadership by request.

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3. Is the request amending the Zoning Map? If so, please list the parcel numbers to be changed and a map that shows the current use of the subject property and adjacent properties.

The request is focused on the following (3) parcels which are currently zoned, R-1-7000. The request is to amend these parcels to the CB zone, so that they fully integrate with the larger community land block.

Parcel: 16-10-379-004

Parcel: 16-10-379-005

Parcel: 16-10-379-006

4. Is the request amending the text of the Zoning Ordinance? If so, please include language and the reference to the Zoning Ordinance to be changed. Text that is proposed to be added shall be underlined and text that is proposed to be deleted shall be shown with a strikethrough line.

N/A. The request is to amend the zoning ordinance only in accordance with Salt Lake City newly adopted CB commercial zoning code and ordinance.

Community Benefit

5. 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 21A.50.050.C for a list of community benefits that can be proposed.

The project currently titled, The Residences at Foothill, provides exceptional community benefits for the surrounding commercial and residential area, including the following and specifically;

- A. The amendment will provide the ability for the project to construct ~10 new, for sale, homesites for the area.***



- B. 4 of the 10 homesites will be dedicated for low-income, 80% AMI, units for affordability.***
- C. An ancillary benefit will expand the uses of eliminating an underutilized parking lot and while providing the community increased tax base and retail support to a newly renovated nearby Foothill Village Shopping Center.***

6. For residential properties, the following information must be provided:

- The current or prior number of dwellings; 3
- Square footage and number of bedrooms for each dwelling unit;
 - Dwelling Unit 2260: 3056 square feet. 4 bedrooms
 - Dwelling Unit 2270: 2788 square feet. 3 bedrooms
 - Dwelling Unit 2290: 2270 square feet. 3 bedrooms
- The current cost of rent and the cost of rent for the previous 36 months;
 - Dwelling Unit 2260: Current monthly rent: \$3213 Previous 36 months: \$2676
 - Dwelling Unit 2270: Current month rent: \$3213 Previous 36 months: \$2676
 - Dwelling Unit 2290: Current monthly rent: \$3213 Previous 36 month: \$2676
- The total number of people residing on the property.
 - Dwelling Unit 2260: 4 people
 - Dwelling Unit 2270: 4 people
 - Dwelling Unit 2290: 4 people

****This information has also been provided via the application link to the SmartSheet form.***

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Contact:

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Historic District Overlay and Local Historic Sites

H - Historic Preservation Overlay (Local Historic Districts)

Avenues Capitol Hill Central City City Creek Canyon/Memory Grove Exchange Place South Temple University Westmoreland Place Yalecrest-Douglas Park Yalecrest-Harvard Heights Yalecrest-Harvard Park Yalecrest-Laird Heights Yalecrest-Normandie Circle
Yalecrest-Princeton Park Yalecrest-Upper Harvard & Yale Park Plat A

Historic Register Sites

★ National Register Site ★ Local (Landmark) Site ★ National Register & Local (Landmark) Site

Preservation Easements



Overlay Zoning Districts
Proposed Midblock Walkways from Downtown Plan

AFPP Airport Flight Path Protection Overlay Layer

A - Very High Noise Impact B - High Noise Impact C - Moderate Noise Impact H - Height Restrictions Only

Airport Landscape Overlay

CHPA Capitol Hill Protective Area Overlay

Development Agreements

Active

DMSC Downtown Main Street Core Overlay

IP Inland Port Overlay

LO Landfill Overlay

Landfill Overlay Landfill Overlay - Transitional Area

LC Lowland Conservancy Overlay Surplus Canal Area

Surplus Canal Area - See Ordinance for Applicability

Northwest Quadrant Overlay

Development Area Eco-industrial Buffer Area Natural Area

M1H Light Manufacturing Height Overlay

RCO Riparian Corridor Overlay

Sign District Overlays

Ballpark Sign Overlay Library Square Sign Overlay Live Performance Theater & Ancillary Uses Sign Overlay (Block Interior Only) New Automotive Dealership Sign Overlay Sports Arena Sign Overlay

SSSC South State Street Corridor Overlay

T Transitional Overlay

TS OS Telecommunications Site/Corridor

YCI Yalecrest Compatible Infill Overlay

- Zoning Districts
- AG AG-2 AG-5 OS NOS BI M-1 M-2 BP RP SNB RB CN CB CS CC CG CSHBD1 CSHBD2 D-1 D-2 D-3 D-4 G-MU MH FP FR-1/43,560 FR-2/21,780 FR-3/12,000 SR-1 SR-1A SR-3 R-1/12,000 R-1/7,000 R-1/5,000 R-2 RMF-30 RMF-35 RMF-45 RMF-75 R-MU RO MU R-MU-45 R-MU-35 FB-UN1 FB-UN2 MU-8 FB-MU11 FB-SE FB-SC JRF TSA-MUEC-C TSA-MUEC-T TSA-SP-C TSA-SP-T TSA-UC-C TSA-UC-T TSA-UN-C TSA-UN-T I UI PL PL-2 AIRPORT

Parcels City Boundary



Search result
2290 E 1300 S, Salt Lake City, Utah, 84108



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June 17, 2025

Brooke Olsen, AICP
Principal Planner
Planning Division | Salt Lake City Corp.

RE: Petition Number: PLNPCM2025-00558

To Whom It May Concern:

Please find below additional context, as requested by Principal Planner, Brooke Olsen, explaining the following renderings and rezone petition PLNPCM2025-00558 questions:

- i. **Please specify the anticipated impact the existing land uses and occupants of the land subject to the proposal in the written general description.**

"The existing parcels contain roughly 60 commercial surface parking stalls and three single-family houses. Our future proposal replaces the existing parking lot with ~60 covered, structured parking stalls for residents' use and replaces the existing houses with 33 residential units, as follows: 10 market-rate townhouses and 4 affordable total units within the project, and 23 stacked condominiums, as well as resident amenities such as a gym, outdoor patios, and enhanced landscaped yards. Our proposal maintains the existing number of parking stalls and adds 33 for-sale dwelling units."

- ii. **Please see following attached visual renderings and basic site plan for future consideration. *Conceptual and preliminary.**

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Contact:
Matt Knight, J Development
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The Residences At Foothill

Site Conditions

EXISTING SITE
CONDITIONS



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methodstudio

The Residences At Foothill

Site Conditions

NEW PROPOSED SITE
CONDITIONS

29 PROPOSED MARKET-RATE UNITS
4 PROPOSED AFFORDABLE UNITS



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