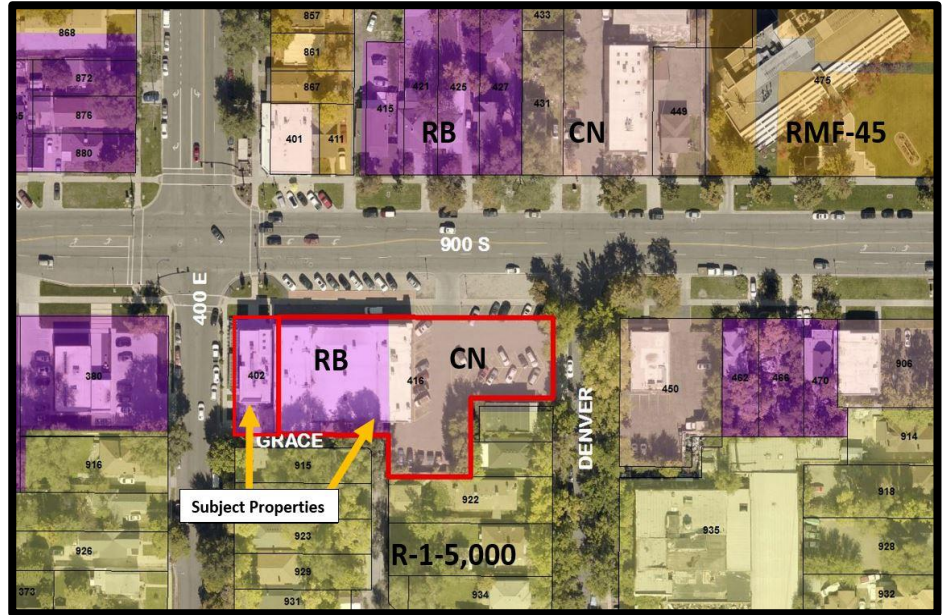


Zoning Map Amendment (Rezone) – 402 and 416 East 900 South

Explanation of Request – Merry Warner Demuri, the architect representing the property owner, has initiated a petition for a zoning map amendment to change the zoning of the properties at approximately 402 and 416 East 900 South from the **CN: Neighborhood Commercial District & the RB: Residential/Business District** to the **CB: Community Business District**. These parcels currently fall within two different zoning districts and the applicants would like to rezone it under one district for consistency purposes. No development plans have been submitted with this application, but the applicants may construct a mixed-use type building over a portion of the existing parking lot sometime in the future.



Standards for Zoning Map Amendments – The following standards are used by the Planning Commission to review the proposed rezone and make a recommendation to the City Council and also guide the City Council when making their final decision to approve or deny the request:

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.*

What is the purpose of the Community Business Zoning District?

The CB community business district is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

What types of uses are allowed in the Community Business Zoning District?

The Community Business (CB) District allows similar uses to the existing the Neighborhood Commercial (CN) District & Residential/Business (RB) District. Uses that are permitted (P) or conditional (C) in the CB district that are *not* permitted or conditional in the existing districts include: brewpub or tavern less than 2,500 sq. ft. (C), antenna communication tower (P), eleemosynary facility (P), financial institution (P), gas station (C), hotel/motel (C), wind energy system (P), limo service (C), nursing care facility (P), reception center (P), drive-thrus (P), college or university (P). Though these uses are listed as permitted or conditional, other city standards may need to be met for the site to be able to accommodate such uses. A complete list of permitted and conditional uses can be found here:

https://www.sterlingcodifiers.com/codebook/getBookData.php?chapter_id=84223#s1122236

What/how can buildings be built in these zoning districts?

ZONING REQUIREMENTS IN CURRENT CN AND RB

DISTRICTS:

Front setback from 900 South –

CN – 15 feet

RB – 20% of lot depth (approx. 20 feet)

Corner yard setback –

CN – 15 feet

RB – 10 feet

Rear yard setback abutting properties to the south –

CN – 10 feet

RB – 25% of lot depth (approx. 25 feet)

(Landscape buffer also required in CN zone)

Height –

CN – 25 feet

RB – 30 feet

ZONING REQUIREMENTS IN PROPOSED CB DISTRICT:

Front setback from 900 South –

None is required (pulls building closer to street)

Corner yard setback –

None is required (pulls building closer to street)

Rear yard setback abutting properties to the south –

10 feet

Landscape buffer also required

Height –

30 feet

Buildings in excess of 7,500 gross square feet of floor area for a first floor footprint or in excess of 15,000 gross square feet floor area overall are subject to additional design guidelines that encourage compatibility.

See all zoning requirements for each district at the links below –

RB: https://www.sterlingcodifiers.com/codebook/getBookData.php?chapter_id=49072#s1222452

CN: https://www.sterlingcodifiers.com/codebook/getBookData.php?chapter_id=49073#s928505

CB: https://www.sterlingcodifiers.com/codebook/getBookData.php?chapter_id=49073#s928507

Next Steps...

- The Planning Commission shall review the request at a public hearing and forward on a positive or negative recommendation to the City Council
- The City Council shall then hold a public hearing and decide whether or not to adopt the proposed zoning map amendment

Where can I get more information?

An open house will be held at the site on February 19, 2019 on the second floor of the Southeast Market building at 428 E. 900 South from 4:00 – 5:30 pm (enter from east side of the building). All application materials can be found on the [City's Citizen Access Portal](#) by selecting "Planning" and searching petition **PLNPCM2018-01025**. If you have any questions or comments regarding the proposal, please contact Lauren Parisi at lauren.parisi@slcgov.com or 801-535-7226.

Historic Photograph of the Site

