

# Rezone at 5525 & 5575 W 1730 S

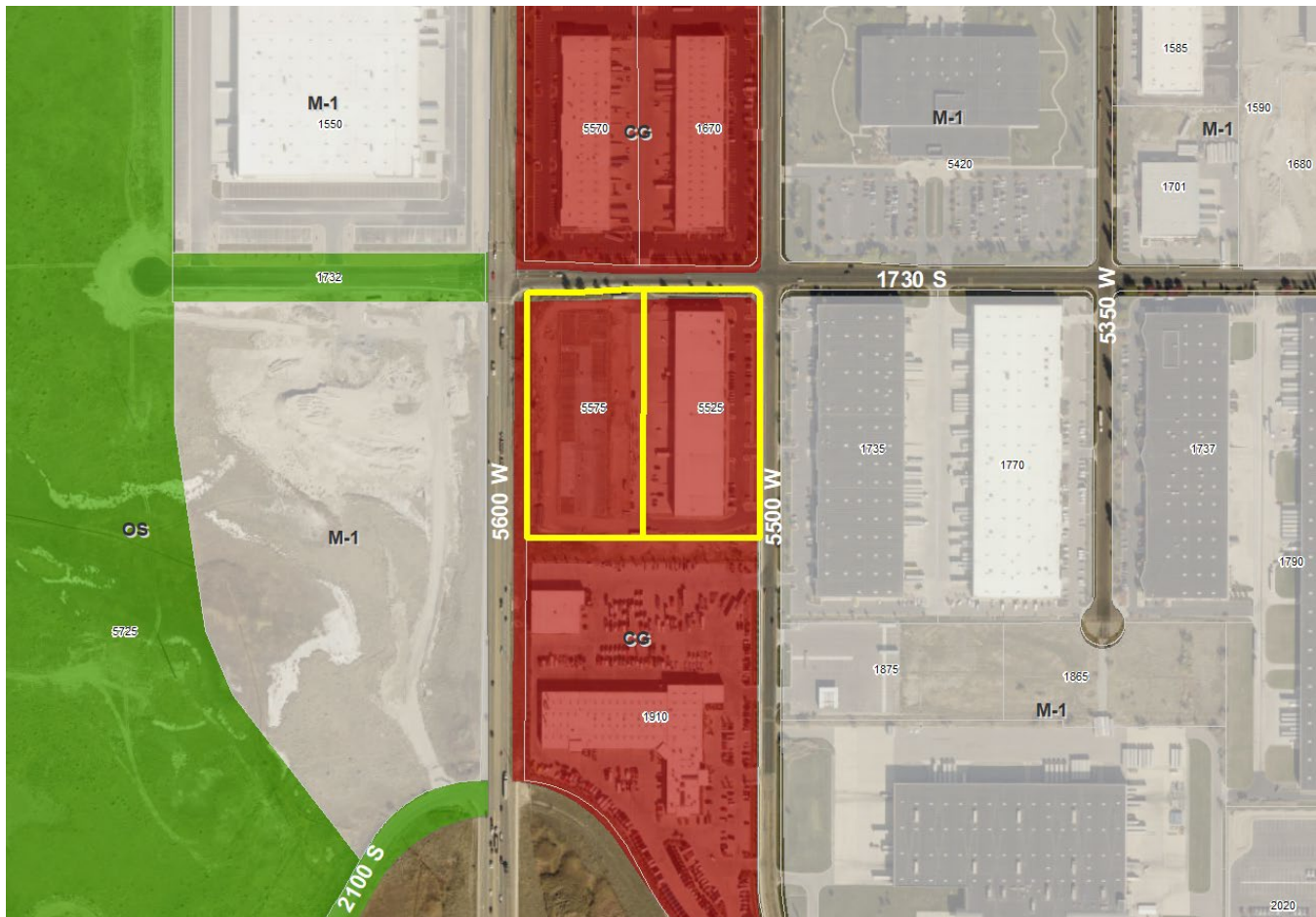
## Zoning Map Amendment Review



### Frequently Asked Questions

#### What is the project?

Eric Eklund, property owner, is requesting to rezone two properties at 5525 & 5575 W 1730 S from CG General Commercial to M-1 Light Manufacturing. There are currently two identical, 76,395 square-foot industrial buildings on the lots that are used by multiple tenants. Though the applicant has no plans to redevelop the site, the new zoning designation would allow additional land uses and eliminate minimum off-street parking.



#### What is the difference between the CG and the M-1 zoning?

The purpose of the CG district is to provide an environment for a variety of commercial uses. It is intended for a mix of land uses, including retail sales and services, entertainment, office, residential, heavy commercial and low intensities of manufacturing and warehouse uses.

The purpose of the M-1 district is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties. It is intended for light industrial uses and other land uses that support and provide service to manufacturing and industrial uses.

The two districts differ on zoning requirements such as lot and bulk requirements, maximum allowance in off-street parking and some permitted land uses.

### **What is the Zoning Map Amendment review process?**

A Zoning Map Amendment is the process to adjust zoning designations in light of changed conditions or changes in public policy. It is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but to reflect city goals, objectives and policies.

A Zoning Map Amendment is a public hearing process involving the requested input from the community, recommendation from the Planning Commission and decision from Salt Lake City Council.

### **What is the role of the Planning Staff in this process?**

Planning Staff processes the application, communicates with the applicant to understand the project, and seeks input from the community. Staff also reviews the project based on zoning standards and makes a recommendation to the Planning Commission.

### **What are the next steps?**

- Notices have been sent to the Glendale Community Council Chair, and property owners and residents within 300 feet of the project to obtain public input and comments on the proposal.
- During and following this comment period, the Planning Division will evaluate the proposal against the applicable zoning standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.
- The Planning Commission will hold a public hearing and, after reviewing the proposal against the applicable zoning standards, will make a recommendation to City Council.
- City Council will then hold another public hearing and make a decision regarding the proposal.

### **Where can I get more information?**

The applicant has provided a packet with the plans as well as a project description. The application packet is a public record and available for download. To access this information:

1. Go to the [SLC Citizen Access Portal](#)
2. Click "Planning Check or Research Petitions"
3. Type the petition numbers **PLNPCM2019-00726**
4. Click on "Record Info"
5. Select "Attachments" from the drop down menu to see the submitted plans.

If you have any questions or comments regarding this proposal please contact:

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