



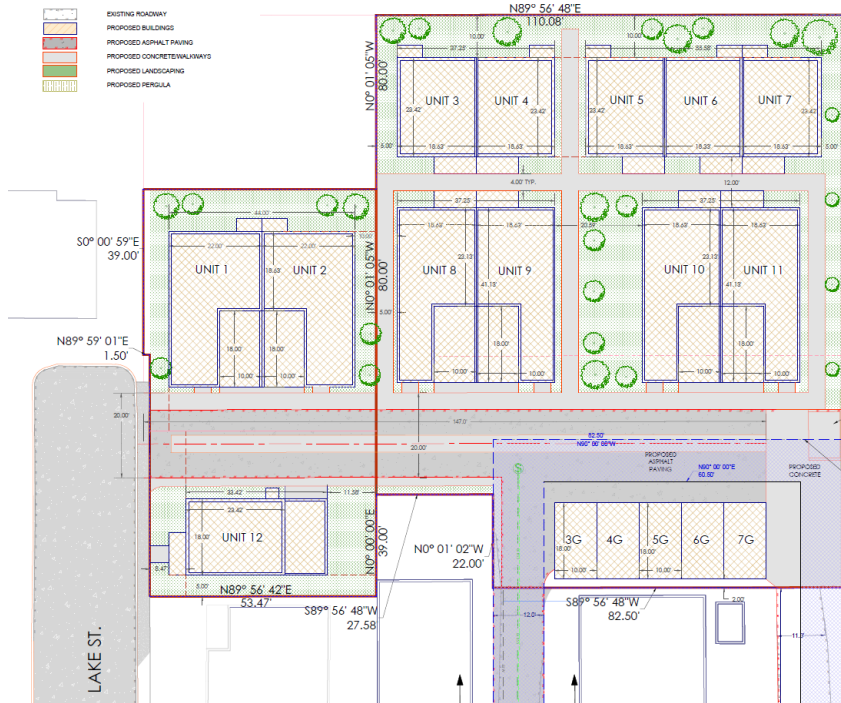
LAKE STREET - ZENITH II

Planned Development, Zoning Amendment & Preliminary Subdivision @ 843 Lake Street & 839 Mendon Court

Department of Community and Neighborhoods Planning Division

(PLNSUB2019-00739, PLNPCM2019-01031 and PLNSUB2019-01193)

WHAT IS THE PROJECT?



A request by Mitchell Spence of Redfish Builders, for a new residential development at 843 Lake Street and 839 Mendon Court. The development would be for twelve two-story single-family units. The proposal involves two (2) properties, 843 Lake Street which is currently zoned SR-3 (Special Development Pattern Residential) and 839 Mendon Court which is zoned RMF-35 (Moderate Density Multi Family) and is a vacant lot. The property at 843 Lake Street currently has a single-family home that would be demolished.

WHAT WAS REQUESTED?

- **Zoning Map Amendment Request** - The subject property at 839 Mendon Court is currently zoned RMF-35 (Moderate Density Multi Family). The petitioner is requesting to amend the zoning map designation of the property to SR-3 (Special Development Pattern Residential).
- **Planned Development Request** - The Planned Development approval is needed to address the lack of street frontage and any modifications to the SR-3 zoning regulations.
- **Preliminary Subdivision Request** - A preliminary plat is necessary to consolidate the existing lots and create individual new lots.

WHAT CITY STANDARDS AND GUIDELINES APPLY?

Planning staff is reviewing the proposal for compliance with the standards below and located in the Salt Lake City's Zoning Ordinance. The development is also being reviewed for compliance with the zoning standards for the property. The property is located in the SR-3 (Special Development Pattern Residential) zoning districts.

Those standards can be accessed from the following link:

- [Zoning Map Amendment Standards](#)
- [Planned Development Standards](#)
- [Preliminary Plat Standards](#)
- [SR-3 Zoning Standards](#)

WHAT ARE THE NEXT STEPS?

Notices have been sent to the recognized organizations in this area (East Central Community Council and East Liberty Park Community Organization) and property owners and residents within 300 feet of the project. During and following this comment period, the Planning Division will evaluate the proposal against the applicable City standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission. The Planning Commission will then hold a public hearing for additional public comments and decide on the Planned Development and Preliminary Plat and make a recommendation to the City Council on the Zoning Amendment.

WHERE CAN I GET MORE INFORMATION?

The applicant has provided a packet of their plans for review as well as a project description. The application packet and individual plan sheets can be downloaded from the following link:

- Project Plans and Application Information – [SLC Citizen Access Portal](#)
- Then click “Planning Check or Research Petitions” and then type in one of the petition numbers (**PLNSUB2019-00739**, **PLNPCM2019-01031** or **PLNSUB2019-01193**) then click on “Record Info” and select “Attachments” from the drop-down menu to see a list of plans and documentation available to download.

If you have any questions or comments regarding this proposal, please contact **Katia Pace**, at katia.pace@slcgov.com or at **(801) 535-6354**.