



JOIN OUR ONLINE OPEN HOUSE

This meeting will be an electronic meeting pursuant to Salt Lake City Emergency Proclamation No. 2 of 2020 (2)(b).

ATTENDING THE ONLINE OPEN HOUSE:

This Open House meeting will not have an anchor location. The Planning Division will be hosting an online version of the open house as an opportunity to review each project and provide comments and questions.

To attend, click on the project link for each item below. Your input is valuable!

PUBLIC COMMENTS AND QUESTIONS:

We want to hear from you! To submit a comment or question please contact the staff planner via email or leave a voicemail, your questions will be answered within a week after the comment window has ended.

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.

AGENDA

ZONING MAP AND MASTER PLAN AMENDMENTS AT APPROXIMATELY 675 N F STREET

Peter Gamvroulas, representing Ivory Development, has initiated a petition to amend the zoning map and master plan designation for the property at 675 N F Street. The applicant is requesting to change the zoning of the property from the FR-3/12,000 "Foothills Residential District" to the FB-UN1 "Form Based Urban Neighborhood 1" zoning district. Both zones primarily only allow for low-scale residential development but have differing regulations for such development, including regulations on allowed housing types, setbacks, and building design.

The FB-UN1 zone allows for single-family detached, single-family attached (row house), and two-family/duplex dwellings. The FR-3/12,000 zone only allows single-family detached dwellings. Both zones allow for an accessory dwelling unit (ADU) in addition to the primary dwelling on a property. The property's designation in the current *Avenues Community Master Plan's* Future Land Use map matches the current zoning designation of FR-3/12,000. The applicant is requesting that the Future Land Use map be amended to a designation that corresponds with the proposed FB-UN1 zoning.

The property is currently vacant and is approximately 3.2 acres in size. Under its current FR-3/12,000 zoning, it could be developed for 11 single-family detached dwellings.

Petition Number: PLNPCM2020-00334/00335

Zoning District: FR-3/12,000, Foothills Residential District

Council District: District 3, represented by Chris Wharton

Staff Planner: Daniel Echeverria

Email: daniel.echeverria@slcgov.com

Phone Number: (801) 535-7165

Join the Online Open House at:

<https://www.slc.gov/planning/2020/05/29/fr-3-to-fb-un1-zoning-and-master-plan-amendment/>



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ZONING MAP AMENDMENT AT APPROXIMATELY 1301 AND 1321 S. STATE STREET

Glen Anderson, representing the property owner, is requesting a Zoning Map Amendment to rezone the properties at 1301 and 1321 S. State Street currently zoned CC (Corridor Commercial) to the FB-UN2 (Form Base Urban Neighborhood 2) zoning district. The FB-UN2 generally includes buildings up to four (4) stories in height, with taller buildings located on street corner parcels, which may contain a single use or a mix of commercial, office, and residential uses. Development regulations are based on building type, with the overall scale, form, and orientation of buildings as the primary focus. The applicant feels that the intent of the FB-UN2 zoning district better aligns with the potential use of the corner lot and the potential for a new mixed-use building (to replace the existing buildings on the parcels). The FB-UN2 also has design standards that were created to reduce the impacts of increase height and density.

Petition Number: PLNPCM2020-00328

Zoning District: CC (Corridor Commercial)

Council District: District 5, represented by Darin Mano.

Staff Planner: Katia Pace

Email: katia.pace@slcgov.com

Phone Number: (801) 535-6354

Join the Online Open House at:

<https://www.slc.gov/planning/2020/06/04/1300-south-state-street-zoning-amendment/>

CONDITIONAL USE APPROVAL FOR AN ACCESSORY DWELLING UNIT (ADU) IN A NEW DETACHED STRUCTURE AT APPROXIMATELY 1756 S WINDSOR STREET.

Stephen Brewdie, representing the property owner, is seeking Conditional Use approval for an Accessory Dwelling Unit (ADU) in a new detached structure at approximately 1756 S Windsor Street. The ADU will be located above a proposed detached two-story garage that will be located in the rear yard of the property. The ADU will measure 650 square feet and the entire structure will measure a height of approximately 19 feet. The property is zoned R-1/5,000 Single-Family Residential, where ADUs must be processed as a conditional use.

Petition Number: PLNPCM2020-00092

Zoning District: R-1/5,000 Single-Family Residential,

Council District: District 7, represented by Amy Fowler.

Staff Planner: Chris Earl

Email: christopher.earl@slcgov.com

Phone Number: (801) 535-7932

Join the Online Open House at:

<https://www.slc.gov/planning/2020/06/03/windsor-street-adu/>