

OPEN HOUSE

Thursday | January 9, 2020 | 5 - 7 p.m.

Tenth East Senior Center

237 S 1000 E | Salt Lake City | UT 84102



SALT LAKE CITY
PLANNING

AGENDA

This Open House will provide an opportunity for the public to review information about the proposal. No Formal Presentation will be given.

TELEGRAPH EXCHANGE LOFTS REZONING, MASTER PLAN AMENDMENT AND PLANNED DEVELOPMENT

- Micah Peter of Clearwater Homes, the property owner, is requesting a Master Plan Amendment, Zoning Map Amendment (Rezone), and Planned Development approval to construct a twenty-three (23) unit residential development called the Telegraph Exchange Lofts at 833 & 847 South 800 East. The proposal involves two (2) properties, the smaller of which is currently zoned R-2 – Single and Two-Family residential. The larger parcel containing the existing Telegraph Exchange Building is zoned RMF-45 – Moderate/High Density Multi-Family. Under the proposal a total of six (6) residential lofts would be developed within the existing Telegraph Exchange Building which would be rehabilitated. An additional seventeen (17) new 3-story townhouse units would be added to the combined site. The existing building is 58-feet tall, and the new units would not exceed 30-feet in height. A total of 47 parking spaces will be provided on the site. The proposed project is subject to the following petitions:

- 1. Master Plan Amendment** - The associated future land use map in the Central Community Master Plan currently designates the subject property at 833 S 800 E as low-density residential. The petitioner is requesting to amend the future land use map for the parcel to medium/high density residential. Case number **PLNPCM2019-01110**
- 2. Zoning Map Amendment** - The subject property at 833 S 800 E is currently zoned R-2 – Single and Two-Family Residential. The petitioner is requesting to amend the zoning map designation of the property to the RMF-45 – Moderate/High Density Residential District. Case number **PLNPCM2019-01111**
- 3. Planned Development** –Planned Development approval is needed to address various yard setbacks to property lines for the proposed multi-family development. Case number **PLNSUB2019-01112**

People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801.535.7757 or relay service 711.

PETITION NUMBERS | PLNPCM2019-01110, PLNPCM2019-01111 & PLNSUB2019-01112
ZONING DISTRICT | RMF-45 (Moderate/High Density Multi-Family) and R-2 (Single and Two-Family Residential)
COUNCIL DISTRICT | 5, represented by Erin Mendenhall
STAFF PLANNER | David Gellner
CONTACT INFO | 801-535-6107 david.gellner@slcgov.com

ZENITH II ZONING MAP AMENDMENT, PLANNED DEVELOPMENT AND PRELIMINARY SUBDIVISION - Mitchell Spence of Redfish Builders, the property owner, is requesting approval for a new residential development at 843 Lake Street and 839 Mendon Court. The development would be for eleven 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 has a single-family home that would be demolished, and 839 Mendon Court which is zoned RMF-35 (Moderate Density Multi Family) and is a vacant lot.

The proposed project is subject to three applications:

- 1. Zoning Map Amendment** - 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). Case number **PLNPCM2019-01031**
- 2. Planned Development** – The Planned Development approval is needed to address the lack of street frontage and any modifications to the SR-3 zoning regulations. Case number **PLNSUB2019-00739**
- 3. Preliminary Subdivision** - A preliminary plat is necessary to consolidate the existing lots and create individual new lots.

PETITION NUMBERS | PLNPCM2019-01031, PLNSUB2019-00739
LOCATION | 843 Lake Street and 839 Mendon Court
ZONING DISTRICT | SR-3 (Special Development Pattern Residential) and RMF-35 (Moderate Density Multi Family)
COUNCIL DISTRICT | 5, represented by Erin Mendenhall
STAFF PLANNER | Katia Pace
CONTACT INFO | (801) 535-6354 or katia.pace@slcgov.com