

# MEMORANDUM

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Planning and Zoning Division  
Department of Community Development

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**TO: Planning Commission**

**FROM: Nole Walkingshaw, Senior Planner**

**DATE: October 10, 2007**

**SUBJECT: Building and Site Design Review Zone Text Amendment Petition No. 400-05-16, issues only hearing**

## Background

In 2005, the City Council Adopted the Conditional Building and Site Design Review Process as part of the Walkable Communities Ordinance. The proposed text amendment will allow for a review of design related requests which have been previously approved through the Conditional Use process to be reviewed through the Building and Site Design Review Process Chapter 21A.59. The Term Conditional is being removed from the title in an effort to ease confusion between conditional uses and conditional design review. Items that are proposed to be reviewed through the Building and Site Design Review Process, rather than the conditional use process, include: additional building height, building façade materials, minimum building setbacks and first floor glass.

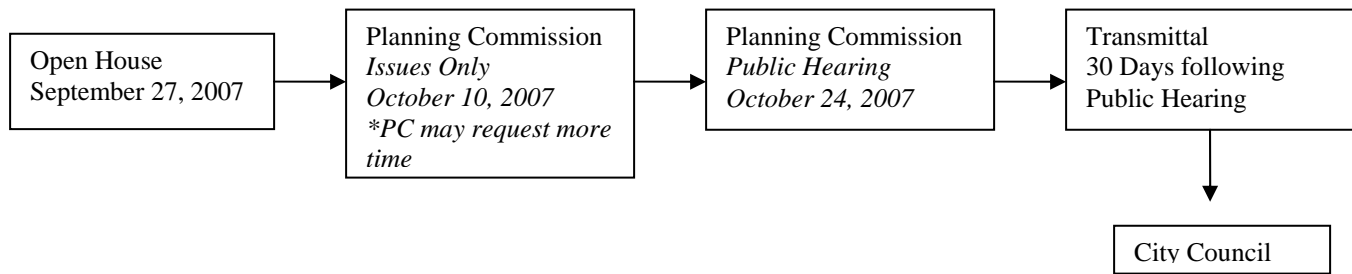
Petition 400-05-16, Building and Site Design Review, is being reviewed in conjunction with Petition 400-07-19, Conditional Uses, the purpose of this is, the Zoning Ordinance makes numerous references to conditional uses, where the intention of the review is not to review the issue as a “use”, and the intent of the review pertains to a building or site design issue.

## Discussion

The following is a summary discussion of the proposed changes (see attached):

- **Section 21A.06.030. B (5);** Changes to the text are proposed granting the authority to review Building and Site Design Review issues and requests.
- Text changes many of the proposed changes are simply striking the word Conditional, the intention here is to create a separation or clarity between a Conditional Use and a Building and Site Design Review request or issue.
- **Conditional Use** requests which have been previously approved through the Conditional Use process may be reviewed through the Building and Site Design Review Process. Items that are proposed to be reviewed through the Building and Site Design Review Process, rather than the conditional use process, include: additional building height, building façade materials, minimum building setbacks and first floor glass. Text corrections have been noted through out the ordinance where this occurs.

**The Proposed timeline is as follows:**



If you require additional information please contact me by phone at 535-7128 or by e-mail at [nole.walkingshaw@slcgov.com](mailto:nole.walkingshaw@slcgov.com).

Respectfully,

Nole Walkingshaw