

Salt Lake City Planning Division
Record of Decisions by the Planning Commission
Wednesday, February 22, 2012
5:45 p.m.
City & County Building
451 South State Street, Room 326

1. **Capitol Center Properties Master Plan and Zoning Map Amendment** – a request by Gary Nordhoff to amend the Central Community Future Land Use Map and the zoning map for the properties located between 1015 and 1035 South 200 West, and the property located at 1068 South Jefferson Street. The amendments as proposed would allow mixed use development, in addition to multi-family residential development which is already permitted on the properties under the current zoning. The amendments would also increase the allowed density and the allowed height of any buildings constructed. The property is located in Council District 5 represented by Jill Remington Love. (Staff Contact: John Anderson at 801-535-7214 or john.anderson@slcgov.com)
 - a. PLNPCM2011-00658: Master Plan Amendment – a request to amend the future land use classification of the subject property from Low Medium Density Residential to Medium Residential/Mixed Use as shown on the Central Community Future Land Use Map.
 - b. PLNPCM2011-00659: Zoning Map Amendment – a request to rezone the subject properties from RMF-35 Moderate Density Multi-Family Residential District to R-MU Residential Mixed Use District.

Decision: Forwarded a Negative Recommendation to the City Council.

2. **PLNPCM2011-00624 Salt Lake Choral Artists**, Zoning Ordinance Amendment to modify the regulations pertaining to nonresidential uses in a landmark structure. The Salt Lake Choral Artists would like to use the building at 700 North 200 West to conduct rehearsals, give lessons, and keep their offices. Proposed changes include: creation of a new definition for an adaptive reuse of a landmark structure, elimination of the list of commercial uses eligible to occupy landmark buildings, enhancement of qualifying provisions for eligibility of a commercial use to occupy a landmark structure, and modifications to onsite parking regulations. Related provisions = Title 21A-24.010.T.2.a and 21A.62.040 of the Zoning Ordinance. (Staff Contact: Ray Milliner at 801-535-7645 or ray.milliner@slcgov.com)

Decision: Forwarded a Positive Recommendation to the City Council with amendments.

1. **PLNPCM2011-00625 Conditional Use for a Music Studio / Conservatory in a Landmark Site.** Salt Lake Choral Artists, represented by Floyd Jensen are requesting a conditional use to allow a music studio / conservatory at approximately 700 North 200 West. The purpose of the proposal is to use the building as a place to rehearse, conduct auditions, provide instruction and perform. The property is zoned Special Development Pattern SR1-A and is located in Council District 3, represented by Stan Penfold. (Staff contact: Ray Milliner (801)535-7645 or ray.milliner@slcgov.com).

Decision: Approved with conditions subject to City Council approval of PLNPCM2011-00624

cc: David Everitt, Chief of Staff
Frank Gray, Community Economic Development Director.
Mary De La Mare-Schaefer, CED Deputy Director.
Wilf Sommerkorn, Planning Director
Cheri Coffey, Assistant Planning Director
Cindy Gust-Jenson, City Council Executive Director
Janice Jardine, City Council Office
Orion Goff, Building Services and Licensing Director
DJ Baxter, Redevelopment Agency Director
John Naser, Engineering Director
Kevin Young, Transportation Planning Engineer
Lynn Pace, Deputy City Attorney
Paul Nielson, Land Use Attorney
John Spencer, Property Management
Planning Commission Members