



Memorandum to the Planning Commission

Planning Division
Community & Economic Development Department

To: Planning Commission
From: Ray Milliner
Date: January 23, 2013
Re: Liberty Heights Fresh

Background

On January 9, 2013, the Planning Commission conducted a public hearing for four petitions related to the redevelopment of the Liberty Heights Fresh property at 1290 South 1100 East and a single family home at 1073 East 1300 South. Due to a noticing error, the Planning Commission was not able to take action on the petitions, and continued them to the January 23, 2013 meeting.

The staff report with all staff analysis is located in the Planning Commission electronic drop box for the January 9, 2013 meeting.

Recommendation

Based on the analysis in the January 9, 2013 staff report, it is the Planning Staff's finding that the project generally meets the applicable standards for a Master Plan amendment, a Zoning Map Amendment, Minor Subdivision approval, and Conditional Building and Site Design Review and therefore makes the following recommendations:

1. Forward a positive recommendation to the City Council for the Zoning Map amendment to rezone the portion of the property zoned R-1-5000 to CN.
2. Forward a positive recommendation to the City Council for the amendment to the future land use map in the Central Community Master Plan.

3. Approve the Conditional Building and Site Design Review application with the conditions in this staff report.
4. Approve the Minor Subdivision with the conditions in this staff report.

Recommended Motions

For Master Plan Amendment and Zoning Map Amendment: Based on the testimony, plans presented, and the findings written in this staff report, I move that the Planning Commission forward the City Council a positive recommendation for the Liberty Heights Fresh project, petitions PLNPCM2012-00608 and PLNPCM2012-00610, located at approximately 1290 South 1100 East. The proposal meets the minimum standards necessary for a Master Plan Amendment and a Zoning Map Amendment

For subdivision and conditional building and site design review: Based on the testimony, plans presented, and the findings written in this staff report, I move that the Planning Commission approve the Liberty Heights Fresh project, petitions PLNSUB2012-00607 and PLNPCM2012-00609, located at approximately 1290 South 1100 East. The proposal meets the standards for a Minor Subdivision Amendment and Conditional Building and Site Design Review subject to the following conditions of approval.

Conditions of approval for Subdivision and conditional site design review:

1. The applicant shall obtain final plat approval and record the final plat with the Salt Lake County Recorder before commencing any construction activity.
2. The minimum setback for the building on the corner side yard along the south property line shall be one foot (1').
3. The minimum setback for the building in the front yard along the east property line shall be three and a half feet (3'6").
4. The applicant shall submit a lighting plan with special emphasis mitigating parking lot lighting, and featuring the front entry.
5. Prior to the issue of a building permit, the applicant shall submit a master sign plan to the Planning Division for review and approval.
6. The proposed building shall meet all landscaping requirements for the public right of way as stated in Chapter 21A.48 of the Zoning Ordinance.