



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: BreAnne McConkie
801-535-7236
breanne.mcconkie@slcgov.com;

Date: March 26, 2014

Re: PLNPCM2013-00942 Chen Zoning Map Amendment

Zoning Map Amendment

PROPERTY ADDRESS: 878-880 West 200 North
PARCEL ID: 08-35-406-009
MASTER PLAN: North Temple Boulevard Plan – Stable Area
ZONING DISTRICT: R-1-7000 (Single-Family Residential)

REQUEST: The applicant, Li Chen, is requesting a Zoning Map Amendment for property located at 878-880 West 200 North (the “Subject Property”) in order to bring an existing nonconforming commercial business into compliance with the zoning regulations. The subject property is currently zoned Single-Family Residential (R-1-7000). The Applicant has requested the property be rezoned Small Neighborhood Business (SNB) or Neighborhood Commercial (CN). Based on the analysis of existing City policy and master plans, Staff is recommending the property be rezoned Small Neighborhood Business (SNB). The Planning Commission is required to transmit a recommendation to the City Council for Zoning Map Amendment requests.

RECOMMENDATION: Based on the findings listed in the staff report, it is the Planning Staff’s opinion that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission transmit a favorable recommendation to the City Council to rezone the Subject Property located at 878-880 West 200 North from Single-Family Residential (R-1-7000) to Small Neighborhood Business (SNB).

ATTACHMENTS:

- A. Vicinity Map
- B. Site Photographs
- C. Existing Conditions
- D. Analysis of Standards
- E. Zoning Materials
- F. Public Process and Comments
- G. Dept. Comments
- H. Motions

PROJECT DESCRIPTION:

The Applicant owns the property at the corner of 900 West and 200 North. The Subject Property measures approximately 5,663 square feet or .13 acre. The existing home on the property was constructed in 1901. The attached commercial component of the property was built in 1947. Access to the property is located on 900 West. The drive approach leads to an area used for parking and includes a detached garage. The commercial use on the property is formally recognized by the City as shown by current business licensing records and considered a legal nonconforming use in the Single-Family Residential (R-1-7000) zoning district. The building is considered legal noncomplying because it does not meet the current development standards. The residential portion of the building contains an existing single family residential unit.

Proposed Zoning

Staff has reviewed the petition and is recommending that the property be rezoned with the following designation:

SNB (Small Neighborhood Business) Zone

The purpose of the small neighborhood business zoning district is to provide areas for small commercial uses to be located adjacent to residential land uses, including midblock. This district will preserve and enhance older commercial structures and storefront character by allowing a variety of commercial uses and placing more strict regulations on new construction and major additions to existing buildings. The regulations are intended to restrict the size and scale of the commercial uses in order to mitigate negative impacts to adjacent residential development and encourage pedestrian oriented development. This zoning district is appropriate in places where it is supported by a community master plan, small area master plan or other adopted city policies.

Although the rezone would bring the use into compliance with the Zoning Ordinance, the building will still be a legal, noncomplying structure because the building does not meet the current development standards including minimum setbacks and lot coverage requirements, as described in more detail in Attachment E.

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

1. *Nonconforming use* – The Subject Property is a legal nonconforming use.
2. *Noncomplying structure* – The structure is noncomplying, regardless of whether the property is zoned R-1/7,000 or SNB.
3. *North Temple Station Area Plans* – The 800 West Station Area Plan identified the area as a stable area. The description of the stable area supports zoning changes that have similar characteristics in terms of bulk, mass and scale to what exists in the area.

DISCUSSION:

The Applicant has submitted a petition to rezone the Subject Property from Single-Family Residential (R-1-7000) to Small Neighborhood Business (SNB) or Neighborhood Commercial (CN) in order to bring the property more into compliance by making the existing use of a retail goods establishment a permitted, conforming use.

Based on the analysis of the project and department review, Staff recommends the property be rezoned from Single-Family Residential (R-1-7000) to Small Neighborhood Business (SNB) in order to bring the property more into compliance with the Zoning Ordinance and make it consistent with the City's policies and master plan for that area as discussed in detail in the attached analysis (see Attachment D).

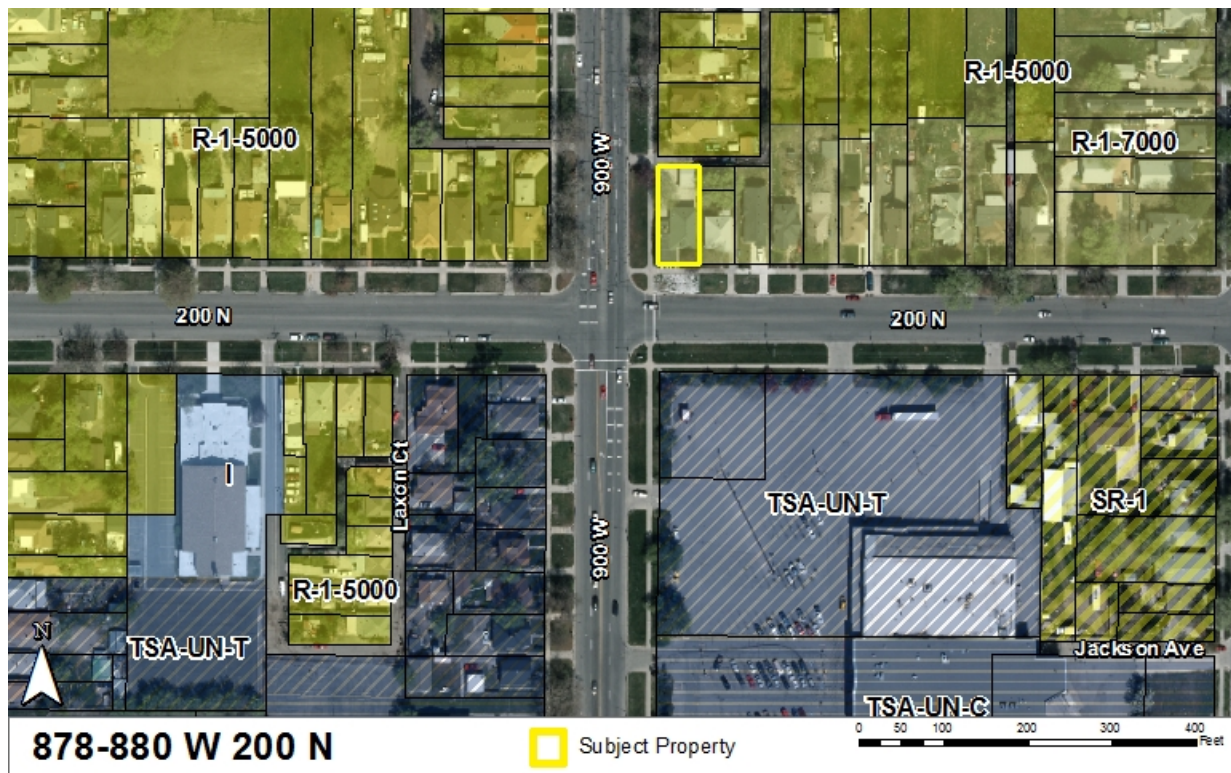
NEXT STEPS:

The Planning Commission can forward a positive recommendation for the proposed zoning map amendment to the City Council. If the petition is approved, the rezone would bring the Subject Property more into compliance than its current Single-Family Residential (R-1-7000) designation. The property would be allowed to operate as any of the uses allowed in the Small Neighborhood Business (SNB) zoning district (see Attachment E). If the Subject Property is rezoned Small Neighborhood Business (SNB), all future development would be required to comply with the Small Neighborhood Business (SNB) zone requirements (see Attachment E).

The Planning Commission can forward a negative recommendation for the proposed zoning map amendment to the City Council. If the petition is denied, the property will be allowed to continue to operate as a retail goods establishment or any less intensive use according to the nonconforming zoning regulations. If the existing building were to be demolished, any new development on the site would have to comply with Single-Family Residential (R-1-7000) zoning district regulations.

ATTACHMENT A: VICINITY MAP

The following map shows the concerned parcel and the current zoning for the parcel and surrounding area.

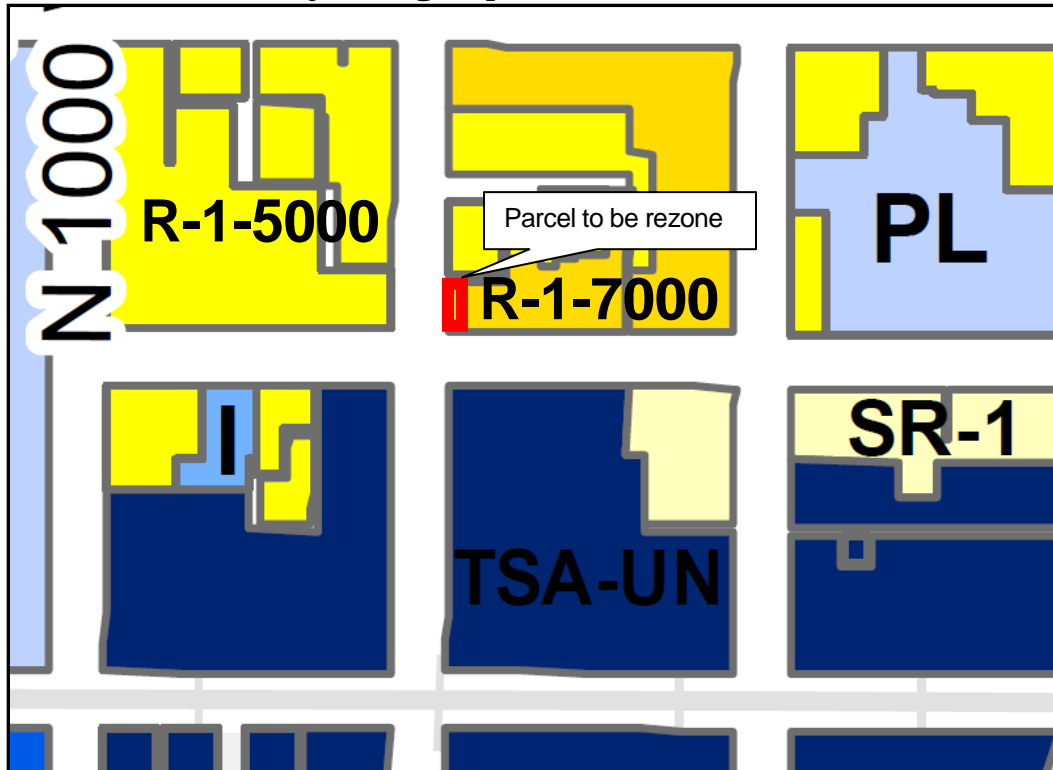


ATTACHMENT B: SITE PHOTOGRAPHS



ATTACHMENT C: EXISTING CONDITIONS

Northwest Community Zoning Map



North Temple Boulevard – Future Land Use Map (Stable Area)



The 800 West Station Area



A *station area* is the space that surrounds a transit station. The station platform is the center of the area and the places that are generally within a 5 minute walk from the platform, approximately ¼ of a mile make up the remainder of the station. The 800 West Station is unique because it has a well established block and street pattern that promotes walking and bicycling. The existing uses, such as the locally owned restaurants, coffee shops and grocery store establish a solid foundation for creating a more diverse and intense mix of uses.

Station Area Typology

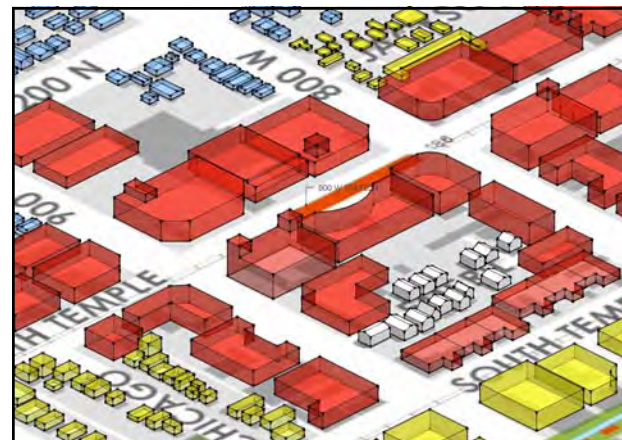
The 800 West Station Area displays characteristics most commonly found in an **Urban Neighborhood Station**. This type of station area is characterized by the presence of an established neighborhood within or adjacent to the station area, an existing mix of uses and building types with different densities and intensities, a mix of transit services, and an existing block and street network that is compatible with transit-oriented development.

Within this type of station area are three distinct areas: the Core, Transitional, and stable areas. The core area is comprised of those areas that are the closest to the station platform and likely to see the biggest change. The transitional area are those areas that could see some change, but the intensity and scale of new development is less than what could occur in the Core. The Stable area are those properties that have well established land uses that are an asset to the station area or are likely to see minor development pressures as a result of the transit station being relatively close by.

800 West Core Area

The Core Area is comprised of the land closest to the station and most likely to see significant changes over time. Based on feedback received throughout the planning process, appropriate zoning regulations might include:

- Multi story buildings up to 7 stories in height, potentially more through the use of zoning incentives;
- Building design based upon design guidelines;
- Increased pedestrian activity;
- Buildings with multiple uses, such as ground floor retail with residential above;
- Buildings pulled closer to the sidewalk with doors and windows adjacent to the sidewalk;
- Reduced parking requirements with parking located behind buildings or in structures; and
- More diverse activities on the sidewalk, such as outdoor dining.



A model of what 800 West might look like in terms of building form and size. Building heights are exaggerated to show the differences in intensities.

800 West Transitional Area

The Transitional Area is the area that will see some change over the next 20 years, but the change will generally be smaller scale and less intense than the Core Area. Future development within this area should be used as a transition between North Temple and the neighborhoods nearby. Zoning regulations that could accomplish this would include the following characteristics:

- A mix of housing types, ranging from 3-4 story multifamily developments to single-family homes;
- A buffer between the Core and Stable areas;
- A mix of uses including residential and commercial uses that are less intense than what is found in the Core area;
- Buildings that are located at or near the sidewalk, possibly with landscaped yards or outdoor dining; and
- Parking located to the side or behind buildings.



The Euclid neighborhood is a transitional area with a wide range of land uses.

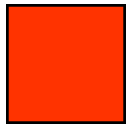
800 West Stable Area

Zoning regulations should be aimed at maintaining the existing development characteristics while allowing appropriately scaled residential infill development. Minor changes happen within the existing development pattern and are consistent with the overall scale of the surrounding structures. These areas may see smaller scale development, such as

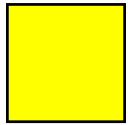
- Infill development such as twin homes and attached single-family dwellings, primarily in mid-block areas that are currently underdeveloped or under-utilized; and
- New development that is compatible in terms of scale to existing development in other parts of the Stable Area.



There are opportunities for infill development in the interiors of the blocks in the Jackson neighborhood. The 800 West and 900 West blocks between 200 and 300 North are examples.



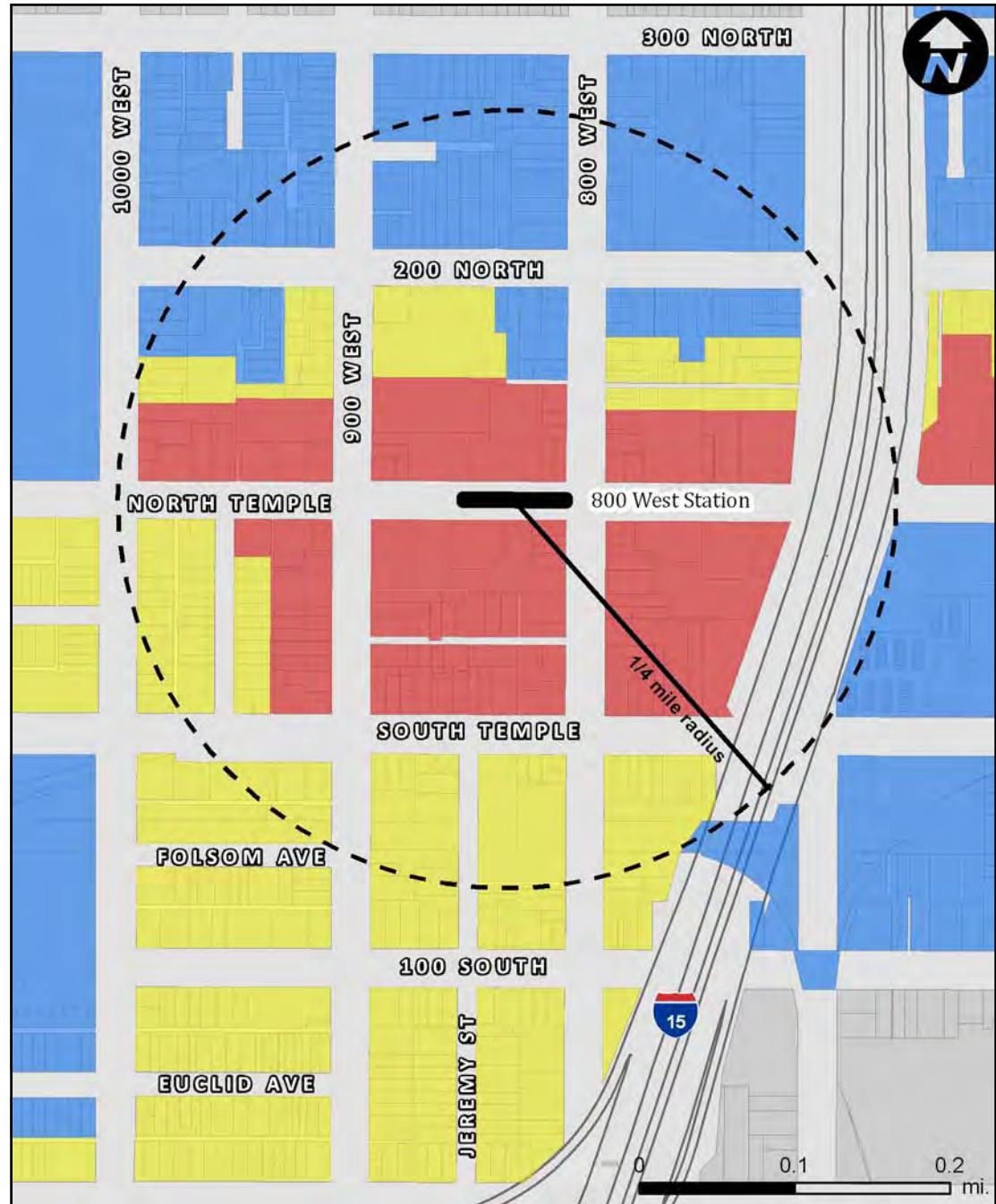
Parcels in **red** represent the Core Area, where an intense level of transit-oriented zoning is appropriate.



Parcels in **yellow** are part of the Transitional Area. These areas are appropriate for mixed use and less intensive transit-oriented zoning.



Parcels in **blue** are part of Stable Areas, areas where little change is expected or desired or where the current zoning allows for the desired future land uses and intensities.





Land Use Analysis

Zoning	Number of Businesses
NONCONFORMING	
R-1-7,000	1
Subtotal	1 (5%)
CONFORMING	
CN	14
CB	5
Subtotal	19 (95%)
TOTAL BUSINESSES	20

WEST & NORTHWEST SALT LAKE

The West and Northwest Salt Lake districts have one identified non-conforming small business parcel. This parcel is zoned very low density residential (R-7,000). The conforming parcels are all zoned neighborhood (CN) commercial or community business (CB) and include multiple businesses per parcel.

West Salt Lake Master Plan

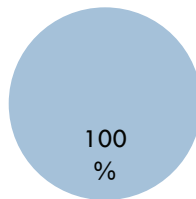
The West Salt Lake Master Plan addresses commercial land use, and supports the use of small commercial uses of low-intensity. The Master Plan states that the “Community’s population of 17,000 people residing in low-to moderate-income households cannot presently support

commercial activities more intense than a neighborhood level shopping center. Smaller neighborhood corner establishment are not flourishing. West Salt Lake residents have expressed the need for businesses that provide basic necessities to be located in the community as well as increased retail shopping opportunities. This demand is only partially being met by commercial strip development along major arterial streets in and around the community.”

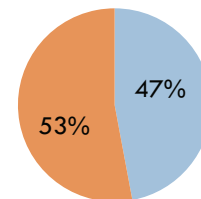
Surrounding Land Use

The one nonconforming parcel in this area is surrounded by both commercial and single family homes. The remaining conforming businesses are surrounded by both commercial and single family homes or commercial and single/multifamily homes.

Nonconforming



Conforming



- Commercial and Single Family
- Commercial and Single/Multi-Family

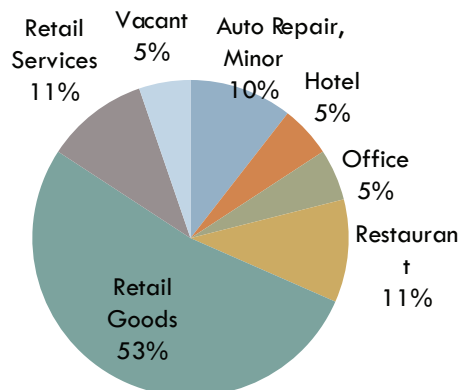
Current Land Uses

The one identified nonconforming business is a retail goods and services business. The majority of conforming businesses in this area fit in the land use category of retail goods and services. In addition, there are two auto repair shops and two restaurants in the area. The remainder of businesses includes a hotel, an office, and a vacant parcel.

Nonconforming



Conforming





Additional Statistics

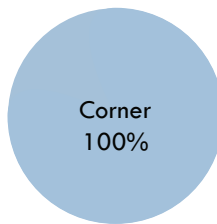
As there is only one nonconforming parcel identified in this area, the statistics reflect only this one parcel. However, there is some variety in the conforming businesses. These businesses are mostly able to provide off street parking except for around ten percent of them. The majority of the conforming businesses are located on corner lots. With regard to scale, most of the businesses are on medium lots between 5,000 and 16,500 square feet. Only one parcel is located on a large lot. The remaining businesses are located on small lots less than 5,000 square feet.

Nonconforming

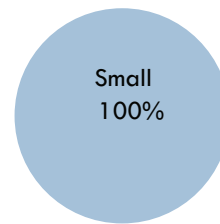
Parking



Location

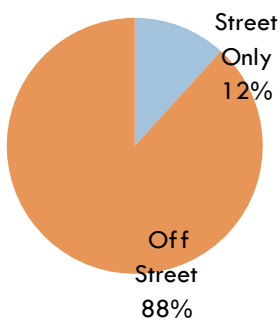


Parcel Size

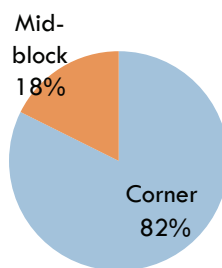


Conforming

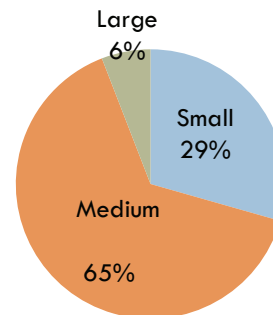
Parking



Location



Parcel Size



Nonconforming Properties Table

Address	Zone	Business Name	Type of Business
878 W 200 N	R-1-7000	Get Wired/ Cricket & Boost Mobile Sales	Retail Goods/Phones

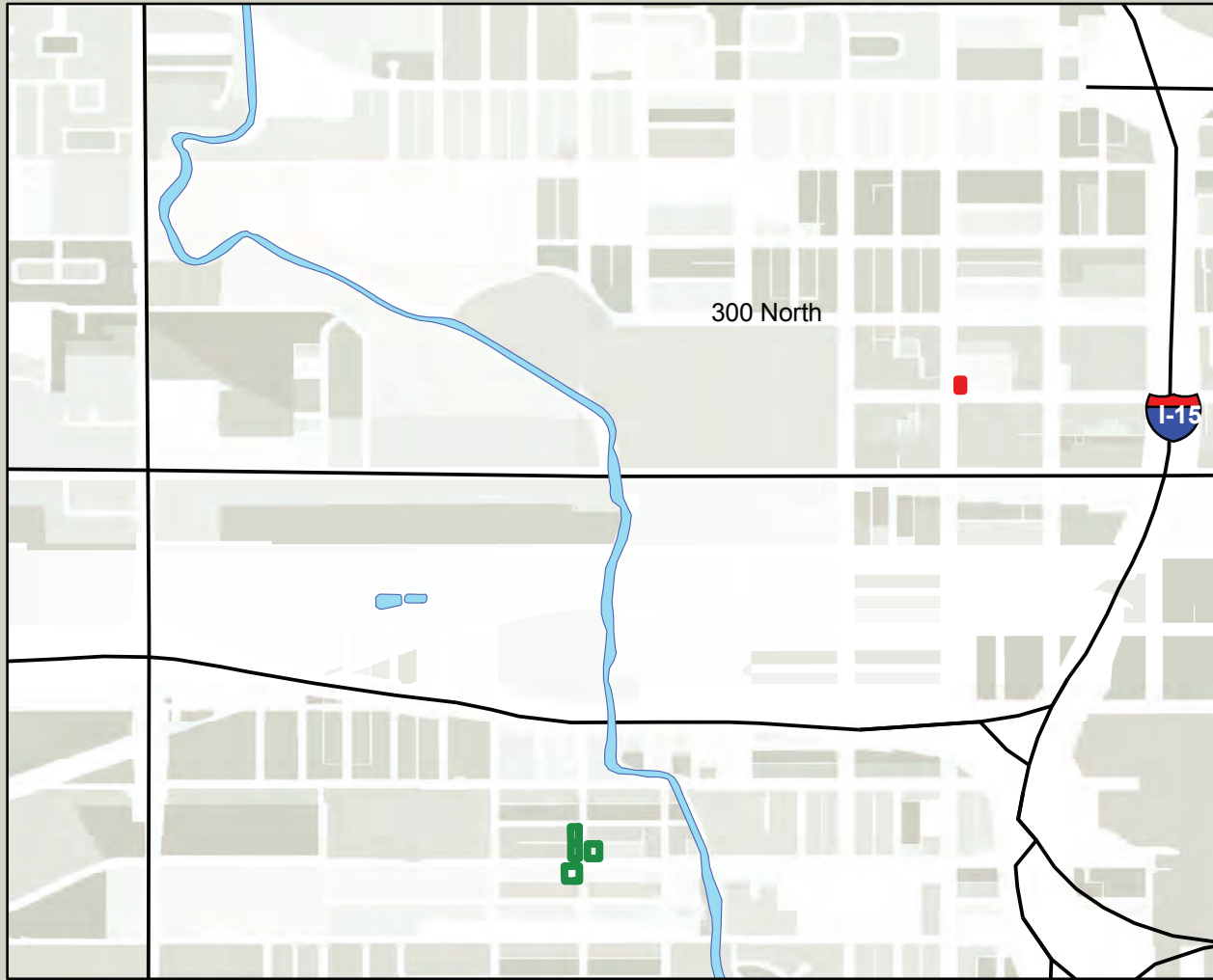


Small Neighborhood Business Amendment

Land Use Analysis

Property Map

Small Neighborhood Business



West Salt Lake



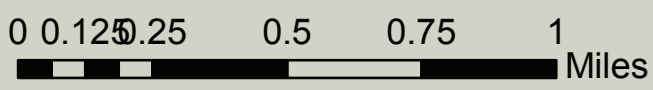
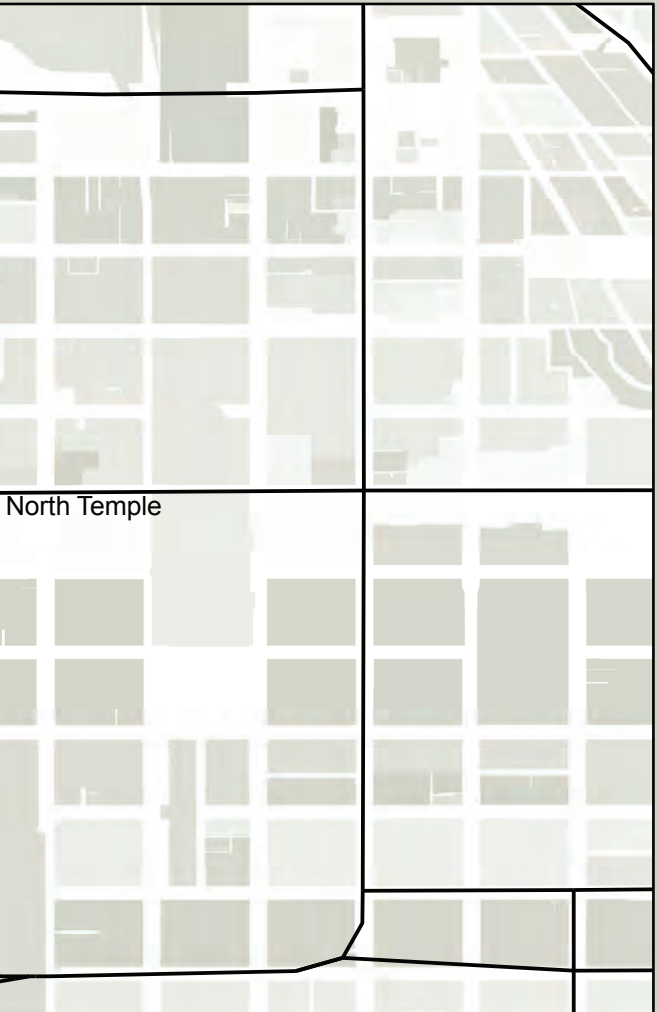
Small Neighborhood Business Amendment

**Parcels
Conforming**

 No

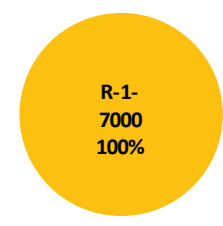
 Yes

Amendment

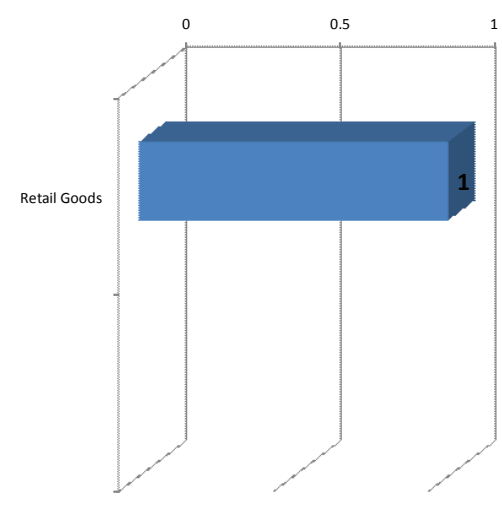


Information on Nonconforming Parcels

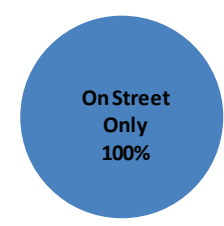
Zoning



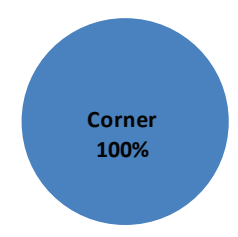
Land Use



Parking



Location



ATTACHMENT D: ZONING MATERIALS

Existing and Proposed Zoning Requirements Summary

Regulation	Existing Zone Regulation	Existing Condition	Proposal – SNB Zone Regulation
Use	R-1/7000, Single-Family Residential – allowed uses are predominantly low density residential uses.	Legal nonconforming retail and single family dwelling	Legalize existing retail use (as well as allow for other uses allowed in SNB Zone)
Lot Coverage	Maximum allowed is 40% of the lot (Lot size is approximately 5,663 square feet. Max lot coverage would be 2,265 square feet)	Approximately 54% (Existing building coverage is approximately 3,064 square feet)	Existing structure would be nonconforming. Future development would have a max. of 40% lot coverage.
Height	Pitched roof max. height = 28 feet Flat roof max. height = 20 feet	Approximately 14 feet to the top of the parapet	Existing structure is conforming. Future development would have a max. pitched roof height of 28 feet or flat roof height of 20 feet.
Front Yard Setback	Average front yard setback of lots on the same block face. In this case the average is approximately 20 feet. (This is an approximation by staff using an aerial photo and GIS)	Approximately 0 feet, built to property line.	Existing structure would be nonconforming. Future development would be required to conform to existing regulation or R-1-5000, whichever is more restrictive.
Corner Yard Setback	Average corner yard setback of lots on the same block face. In this case the average is approximately 8 feet. (This is an approximation by staff using an aerial photo and GIS)	Approximately 0 feet, built to property line.	Existing structure would be nonconforming. Future development would require 10 feet.
Rear Yard Setback	25 feet from rear property line	Approximately 47 feet	Existing structure is conforming. Future development would require setback of 25% of the lot depth, or 20 feet, whichever is less.
Side Yard Setback	6 feet from side property line	Approximately 4.5 feet at the closest point	Existing structure is nonconforming. Future development would require 6 feet.

Single-Family Residential (R-1-7000) – Zoning Materials

21A.24.060: R-1-7000 SINGLE FAMILY RESIDENTIAL DISTRICT (click here for a link to the R-1-7000 Zoning Ordinance)

Purpose Statement: The purpose of the R-1/7,000 single-family residential district is to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas of the city as identified in the applicable community master plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Small Neighborhood Business (SNB) – Zoning Materials

21A.26.025: SNB SMALL NEIGHBORHOOD BUSINESS DISTRICT (click here for a link to the SNB Zoning Ordinance)

Purpose Statement: The purpose of the small neighborhood business zoning district is to provide areas for small commercial uses to be located adjacent to residential land uses, including midblock. This district will preserve and enhance older commercial structures and storefront character by allowing a variety of commercial uses and placing more strict regulations on new construction and major additions to existing buildings. The regulations are intended to restrict the size and scale of the commercial uses in order to mitigate negative impacts to adjacent residential development and encourage pedestrian oriented development. This zoning district is appropriate in places where it is supported by a community master plan, small area master plan or other adopted city policies.

ATTACHMENT E: ANALYSIS OF STANDARDS

21A.50.050 Standards for General Amendments

Approval Standards: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. However, in making its decision concerning a proposed amendment, the City Council should consider the following factors:

- 1. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;**

Analysis: Over the last decade, the City has analyzed various ways to allow and encourage commercial land uses which provide important community gathering spaces, necessary services, employment, and an enhanced tax base for the City. With the goal of sustainable neighborhoods and fostering the development of businesses to serve the City's communities, Mayor Ralph Becker initiated a petition in April of 2009, requesting the Planning Division analyze the appropriateness of rezoning lower intensive commercial uses to appropriate zoning districts. Since that time, the Planning division took a comprehensive look at small businesses in all neighborhoods of the City. This review included preparing an inventory of all existing small businesses, developing the *Small Neighborhood Business Report*, conducting an extensive public process, and establishing a new zoning classification titled "Small Neighborhood Business" (adopted by City Council in 2012). It was anticipated that following the adoption of the new zoning district there would be a series of map amendments modifying the specific zoning designation of nonconforming businesses. The *Small Neighborhood Business Report* identified the Subject Property as the only nonconforming parcel in the West and Northwest communities (see Attachment C). The conforming parcels that were identified in the process are all zoned Neighborhood Commercial (CN) or Community Business (CB) and include multiple businesses per parcel.

The North Temple Boulevard Plan (2010) provides direction for land use and urban design decisions that will be necessary as North Temple changes from an automobile oriented street to a street that provides a wide range of transportation options. The plan amended the Northwest Master Plan and is used in the decision making process for future land use decisions, public investments, allocation of resources, and other important processes that may impact the North Temple Corridor. The Subject Property is located in the 800 West Transit Station Area (see Attachment C). The Plan's goal for this area is to become a "transit-oriented neighborhood that is designed for the pedestrian, with safe, accessible streets, buildings with windows and doors next to the sidewalk, and public places where people can safely gather and interact with others." Transit-oriented development includes a mix of uses including commercial, office, residential, and in some cases, light industrial, and provides people with a diverse mix of options on where to live, shop, and work. The Subject Property is located in a "Stable Area" as identified in the Future Land Use Map (Attachment C) indicating that little change is expected. The Stable Area supports minor changes within the existing development pattern that are compatible to the overall scale of the surrounding structures. The corner site is historically a commercial building. The commercial building contributes to the existing development pattern. The SNB zoning ordinance includes standards that require setbacks similar to the adjacent structures. The proposal for SNB meets the intent of the Stable Area.

Based on staff's analysis and review of applicable City policies and master plans, it is Planning Staff's opinion that the Small Neighborhood Business (SNB) zone is the most appropriate zoning designation because of its standards to minimize impact on the surrounding single-family

residential uses including setback, height, and lot coverage requirements similar to the adjacent structures, limitations on permitted and conditional uses, design standards, and limited hours of operation. The Small Neighborhood Business (SNB) designation is recommended over the Neighborhood Commercial (CN) zone because of these more restrictive standards and regulated compatible uses.

Finding: Staff finds the proposal consistent with the stated purposes, goals, objectives, and policies of the City as identified in the Small Neighborhood Business Report and North Temple Boulevard Plan.

2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinances;

Analysis: The purpose of the Small Neighborhood Business (SNB) zoning district is to provide areas for small commercial uses to be located adjacent to residential land uses, including midblock. The district was designed to preserve and enhance older commercial structures and storefront character by allowing a variety of commercial uses. The regulations are intended to restrict the size and scale of the commercial uses in order to mitigate negative impacts to adjacent residential development and encourage pedestrian-oriented development. The SNB district is appropriate in places where it is supported by a community master plan, small area master plan, or other adopted City policies.

One of the objectives of establishing the SNB district was to allow small nonconforming businesses, such as this one, to become conforming and operate without the issues and problems that come along with nonconformity. It may be difficult for nonconforming businesses to get loans, or expand, which may affect their ability to succeed. Furthermore, the SNB zone removed the uncertainty associated with a 'nonconforming' use status.

Finding: This application would modify the Northwest Community Zoning Map relating to the Subject Property from Single-Family Residential (R-1-7000) to Small Neighborhood Business (SNB). The SNB zoning district is recommended over the CN zone because it better fits the purposes of the district and adopted planning documents as discussed above under Standard 1 and reflects the development pattern on the ground. Staff finds the proposed change to the zoning map consistent with the purpose statement of the Small Neighborhood Business (SNB) zoning district.

3. The extent to which a proposed map amendment will affect adjacent properties;

Analysis: There is no evidence that the current commercial use of the property has had an adverse affect on the property in the neighborhood. In addition, any additions to the property would be regulated by the provisions of the Small Neighborhood Business (SNB) zoning district which are intended to restrict the size and scale of commercial uses and in order to mitigate the negative impact to adjacent residential development. The Small Neighborhood Business (SNB) designation is recommended over the Neighborhood Commercial (CN) zone because of the more restrictive requirements identified in Standard 1 that are specifically intended to minimize any adverse effect on surrounding residential uses.

Finding: The proposed rezone from R-1-7000 to SNB will not have any additional effects on adjacent properties.

4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and

Analysis: There are no overlay zones on the Subject Property.

Finding: This standard is not applicable.

5. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Analysis: City Divisions and Departments responded with comments as attached under Attachment G of this staff report. Staff has not received any comments identifying any deficiencies with adequate public facilities or services servicing the Subject Property.

Finding: The proposed amendment has all utility and public services necessary to serve the property and is consistent with this standard.

21A.50.050 Standards for General Amendments

Factor	Finding	Rationale
1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;	Complies	The proposal is consistent with the stated purposes, goals, objectives, and policies of the City as identified in the Small Neighborhood Business Report and North Temple Boulevard Plan.
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	Complies	The proposed SNB zoning district is recommended because it best fits the purposes of the district and adopted planning documents as discussed above under Standard 1 and reflects the development pattern on the ground. The proposed map amendment is consistent with the purpose statement of the Small Neighborhood Business (SNB) zoning district.
3. The extent to which a proposed map amendment will affect adjacent properties;	Complies	The proposed rezone will not have any additional effects on adjacent properties.
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards	Complies	This standard is not applicable.
5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.	Complies	The proposed amendment has all utility and public services necessary to serve the property and is consistent with this standard.
NOTES:		

ATTACHMENT F: PUBLIC PROCESS AND COMMENTS

Notice to Community Organization:

- Fairpark Community Council was notified of this request on December 13, 2014. No public comments were received regarding this request.

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Notice of the public hearing for the proposal includes:

- Public hearing notice mailed on March 13.
- Public hearing notice posted on property on March 14.
- Public hearing notice posted on City and State websites on March 13.
- Public hearing notice emailed to the Planning Division listserv on March 20.

ATTACHMENT G: DEPARTMENT REVIEW COMMENTS

ZONING MAP AMENDMENT – CITY DEPARTMENT REVIEW

Project: PLNPCM2013-00942 Chen Rezone
Applicant: Li Chen

Department/Division: Zoning
Reviewer: Larry Butcher
Phone: 801-535-6181
Review Comments: The Zoning Division had no comments on this proposal.

Department/Division: Public Utilities
Reviewer: Justin Stoker
Phone: 801-483-6786
Review Comments: The proposal was reviewed and there were no impacts to the utility systems that were identified. Public Utilities has no objections to the proposed rezone.

Department/Division: Engineering
Reviewer: Scott Weiler
Phone: 801-535-6159
Review Comments: Engineering review comments are as follows:

No objection to the proposed zone change. Covering the park strip of 200 North is a man-made material, as if to protect the ground. It is recommended that this covering be removed so that grass or other vegetation, consistent with the park strip ordinance, can grow and beautify the park strip.

Planning Staff Note: The existing park strip condition does not conform with current City standards. The Engineering review comment stated above is recommended to bring the lot into compliance with current City standards but is not required as a condition of approval of the zoning map amendment. If the property is to redevelop in the future, the Applicant will be required to bring the park strip into compliance with City standards.

Department/Division: Transportation
Reviewer: Barry Walsh
Phone: 535-7102
Review Comments: Transportation review comments are as follows:

No objection to the proposed zone change. All parking requirements per proposed changes in use, other than preexisting status, need to comply with current zoning requirements for that new use.

Department/Division: Police
Reviewer: Cameron Platt
Phone: 801-799-3035
Review Comments: No comments were received.

Department/Division: Fire
Reviewer: Edward Itchon
Phone: 801-535-6636
Review Comments: No comments were received.

ATTACHMENT H: MOTIONS

Recommended Motion:

Based on the analysis and findings listed in the staff report, testimony, and plans presented, I move that the Planning Commission transmit a favorable recommendation to the City Council to rezone the Subject Property located at 878-880 West 200 North from Single-Family Residential (R-1-7000) to Small Neighborhood Business (SNB).

Not Consistent with Staff Recommendation:

Based on the analysis and findings listed in the staff report, testimony, and plans presented, I move that the Planning Commission forward the City Council a negative recommendation for the requested rezone of the Subject Property located at 878-880 West 200 North from Single-Family Residential (R-1-7000) to Small Neighborhood Business (SNB). The proposal does not meet the minimum standards necessary for a Zoning Map Amendment.