



# Staff Report

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission  
From: David J. Gellner, AICP, Principal Planner  
(801) 535-6107  
[david.gellner@slcgov.com](mailto:david.gellner@slcgov.com)  
Date: December 9, 2015  
Re: PLNPCM2015-00636 – Community Business (CB) Zoning District Amendments

---

## Zoning Text Amendment

**PROPERTY ADDRESS:** All Parcels Zoned CB (Community Business) Citywide

**PARCEL ID:** Not Applicable

**MASTER PLAN:** See Analysis

**ZONING DISTRICT:** CB – Community Business Zoning District

**REQUEST:** A request by the Salt Lake City Council to review the CB (Community Business) zoning regulations addressing building footprint and square footage. The amendments will affect Section 21A.26 of the Zoning Ordinance and would apply to all properties that are zoned CB citywide.

**RECOMMENDATION:** Based on the analysis and findings of this report, it is the opinion of staff that the proposed text amendments meet standards for a zoning ordinance amendment and staff recommends that the Planning Commission forward a favorable recommendation to the City Council for petition PLNPCM2015-00636. Below is a proposed motion consistent with this recommendation:

**RECOMMENDED MOTION:** Based on the information in the staff report and the discussion heard, I move that the Planning Commission forward a positive recommendation to the City Council regarding petition PLNPCM2015-00636, text changes to amend section 21A.26.030.B. – CB Community Business District, Maximum Building Size.

**ATTACHMENTS:**

- A. Petition to Initiate
- B. Proposed Ordinance
- C. Analysis of Standards
- D. Public Process and Comments
- E. Maps of CB Zoning Districts
- F. Examples of Existing CB Development
- G. Motions

## **PROJECT DESCRIPTION:**

This is a request by the Salt Lake City Council to review the CB (Community Business) zoning regulations related to building footprint and square footage. The scope of this project is limited to determining the size of buildings, based on square feet, which would require design review through the Conditional Building and Site Design review process. The amendments will affect Section 21A.26 of the Zoning Ordinance and would apply to all properties that are zoned CB citywide.

## **Background History**

On August 4, 2015, the City Council adopted a temporary ordinance that imposes a maximum building size of 20,000 square feet in the CB – Community Business zoning district. This ordinance also suspends the process to allow an increase in building size via the CBSDR process for properties in the CB zoning district. As a temporary land use regulation, this ordinance is in effect for a period of 6 months from the effective date and expires on February 4, 2016. Prior to the adoption of the temporary regulations, building size allowed in the CB zone was fifteen thousand (15,000) gross square feet of floor area for the first floor, or, a total area of twenty thousand (20,000) gross square feet overall. Additional building size beyond these limits could only be requested and approved through the CBSDR process.

Adoption of the temporary ordinance came partly in response to neighborhood concerns about the potential negative impacts of larger buildings when additional building size was requested adjacent to residential development and in developed business nodes that have an existing development pattern. Concerns included buildings being out of scale with the surrounding neighborhood which could possibly lead to increased traffic congestion, parking shortages, and an overall negative impact on the long-term livability and desirability of these areas.

The scale of a building and how it impacts its surroundings is determined by a number of factors. In addition to footprint size, the perceived scale of a building is impacted by the height, physical setbacks, landscaping, and buffers. The CBSDR process allowed for modification of some of these within the CB zoning district. The requirements of the CB zone and how standards may be modified is included in the table below:

<b>Building Regulations and Design Elements</b>	<b>Allowed/Required under the Temporary CB Zoning Regulations</b>	<b>Allowed/Required under the Previous CB Zoning Regulations</b>	<b>Modification allowed through the CBSDR Process</b>
<b>Lot Size Requirements</b>	<ul style="list-style-type: none"> <li>No minimum lot area or width.</li> <li>Any lot over 4 acres must follow the CBSDR process.</li> </ul>	<ul style="list-style-type: none"> <li>No minimum lot area or width.</li> <li>Any lot over 4 acres must follow the CBSDR process.</li> </ul>	No
<b>Maximum Building Height</b>	30 feet	30 feet	No
<b>Maximum Building Size</b>	20,000 square feet	15,000 square feet first floor and 20,000 sf overall. (Additional only allowed through the CBSDR process)	No - process to exceed suspended under temporary regulations
<b>Front or Corner Side Yard</b>	No minimum required – must comply with landscaping, fencing and obstructions.	No minimum required – must comply with landscaping, fencing and obstructions.	Yes
<b>Rear Yard</b>	10 feet	10 feet	Yes
<b>Maximum Setback</b>	15 feet for 75% of building facade	15 feet for 75% of building facade	Yes
<b>Parking Setback</b>	<ul style="list-style-type: none"> <li>Parking prohibited in front or corner side yard.</li> <li>Surface parking within an interior side yard requires a 20-foot setback from property line.</li> <li>No min or max setback restrictions on underground parking.</li> <li>Planning director may waive requirements.</li> </ul>	<ul style="list-style-type: none"> <li>Parking prohibited in front or corner side yard.</li> <li>Surface parking within an interior side yard requires a 20-foot setback from property line.</li> <li>No min or max setback restrictions on underground parking.</li> <li>Planning director may waive requirements.</li> </ul>	No
<b>Parking Area Landscaping</b>	7-foot buffer strip required where a parking lot is located within a required yard, or within twenty feet (20') of a lot line	7-foot buffer strip required where a parking lot is located within a required yard, or within twenty feet (20') of a lot line	No
<b>Landscaping Buffers</b>	<ul style="list-style-type: none"> <li>7 feet when abutting a residential district</li> <li>Shrub &amp; tree requirements</li> <li>Solid fence between four (4) and six feet (6') in height is required unless waived by the zoning administrator.</li> </ul>	<ul style="list-style-type: none"> <li>7 feet when abutting a residential district</li> <li>Shrub &amp; tree requirements</li> <li>Solid fence between four (4) and six feet (6') in height is required unless waived by the zoning administrator.</li> </ul>	NO

Salt Lake City commercial districts as a whole are intended to enhance the economic vitality of the city through the creation of sustainable and profitable businesses and business districts in order to implement the adopted development policies of the city. The various commercial zoning districts differ in the range and intensity of allowed uses. Each zoning district includes standards and land uses that reflect the diverse nature of the commercial areas within the city. Standards within each district are intended to allow development flexibility to support the desired character for the given area.

The purpose of the Community Business district is to provide moderately sized commercial areas that function within a residential neighborhood setting. The Conditional Building and Site Design Review (CBSDR) process is intended to provide flexibility in implementing the requirements of the individual zoning districts. Within the CB Zoning District, the CBSDR process allows for variation in several design elements and allows for additional building square footage to be requested and approved. The CBSDR process does not allow for additional building height to be requested. Building height in the CB zoning district is limited to 30 feet regardless of any additional size sought or approved through the CBSDR process. Additional building height in commercial districts may be requested through the Special Exception process and approved by the planning commission. This is limited to a 10% increase to the maximum allowable height. On sloping lots in the CB zoning district, this height increase can exceed the 10% limit but may not allow more than one (1) additional story.

### **KEY ISSUES:**

The section that would be changed in the zoning ordinance as part of the proposed amendment is the building square footage size that would trigger the requirement for approval through the Conditional Building and Site Design Review (CBSDR) process. The issues listed below have been identified through staff analysis of the project.

#### **1. CB Parcel Location and Size Variability**

The Community Business (CB) zoning district is geographically dispersed throughout Salt Lake City. There are approximately 457 parcels zoned CB and they can be found within the boundary of at least 14 community or neighborhood council areas as well as several neighborhood business districts. In addition, the size of CB zoned parcels varies greatly, from the smallest parcel being just 196 square feet, to the largest parcel being 10.4 acres in size. The average size of parcel in the CB zone is approximately 0.44 acres (19,170 square feet) and the median or middle value of all CB parcels is 0.18 acres (7,841 square feet). An analysis of the data for all CB parcels indicated the following:

- The median size of all CB parcels is 0.18 acres (7,841 SF).
- There are approximately 135 parcels in the CB zoning district (30% of all CB parcels) that exceed 15,000 square feet in size. On those parcels a building could be requested that exceeds the previous CBSDR trigger limits.
- Under the scenario using the temporary size limits, staff also looked at the entire range of CB parcels that are over 0.46 acres (20,000 SF) in order to determine how many could potentially have a building with a 20,000 square foot building footprint constructed on them on a single level. There are approximately 108 parcels (of the total 457 parcels zoned CB) that exceed 20,000 square feet in size.
- Since the temporary ordinance did not differentiate between a primary footprint and total building size, it is conceivable that a single-story building with a footprint of 20,000 square feet could be constructed upon a given site that was large enough to support that size of building.
- As another example, on such a parcel a 3 story building could also be requested that meets the rear setback requirement and has a footprint of approximately 6,666 square feet. This size of building could have significant impacts on an adjacent parcel given its height but would be allowed by right of the zoning district and would be under the 20,000 sf maximum size imposed by the temporary regulations.

The data indicated that given the large range in size of parcels zoned CB, as well as their widespread geographic occurrence, it is difficult to determine the attributes of a typical CB parcel within the universe of all parcels for the purposes of analysis. Even under the limits of the temporary regulations, a building could still be

constructed that would have significant impacts on neighboring properties as the illustration above outlines. This points to the need to have a process with a rational trigger size limit that allows for buildings over that size be reviewed in terms of impacts, and to have additional standards that may be considered in order to address additional anticipated impacts when a larger size building is requested.

## 2. Existing CB Development Pattern

Staff determined that doing a more in-depth analysis of a select number of representative CB zoned city nodes would yield more relevant information in terms of trying to determine if there are typical characteristics of a CB parcel, and to understand how the existing development pattern relates to the 15,000 and 20,000 square foot building size standards. Four (4) different nodes were reviewed to provide a more in-depth analysis of the existing conditions in the CB zoning district. The sample areas chosen were the 9<sup>th</sup> and 9<sup>th</sup>, 21<sup>st</sup> and 21<sup>st</sup>, University Business District nodes and the Redwood Rd/700 North node. Within these areas, data for lot size, building size and the percentage of a parcel that is covered with buildings or structures were all examined. Staff looked at both the average and median value for each of these parameters. Since the average value can be skewed by outliers at either end (large or small) the median or middle value may more closely reflect a typical scenario within each of these geographic nodes. The values for each of these distinct nodes are included in the table below:

	<b>9<sup>th</sup> and 9<sup>th</sup> Business District (27 parcels)</b>	<b>University Business District (28 parcels)</b>	<b>21<sup>st</sup> and 21<sup>st</sup> Business District (22 parcels)</b>	<b>Redwood Road/700 North (7 parcels)</b>
<b>Average Parcel Size - Acres</b>	0.17	0.18	0.43	1.01
<b>Average Parcel Size – Square Feet</b>	7328	7646	20231	43955
<b>Average Building Footprint – Square Feet</b>	3055	2282	4415	6115
<b>Average Parcel Coverage - percent</b>	49.9	33	22.9	14.7
<b>Median Parcel - Acres</b>	0.14	0.16	0.27	1.07
<b>Median Parcel – Square Feet</b>	6011	6996	13704	46370
<b>Median Building Footprint – Square Feet</b>	2141	2090	2412	4819
<b>Median Parcel Coverage - Percent</b>	39.9	33.2	15.8	9.7

Comparison of the four nodes shows that there is a range of development patterns when comparing these distinct areas. In general, the 9<sup>th</sup> & 9<sup>th</sup> and University Business District nodes are most similar in terms of parcel size, building footprint and parcel coverage. The University node has slightly larger building footprints with a corresponding increase in lot coverage. The 21<sup>st</sup> and 21<sup>st</sup> District has parcels that are more than double in size

compared to the 9<sup>th</sup> and 9<sup>th</sup> and University nodes. The building sizes are larger but are not double in footprint size compared to these other two nodes. The median building size is similar to the other 2 districts. The Redwood Road/700 North node is smaller than the other 3 nodes in terms of the total number of parcels. It is also distinctly different in terms of parcel size and development pattern. The parcel size is roughly two (2) times that in the 21<sup>st</sup> node and about 5-6 times that in the 9<sup>th</sup> and University nodes. The parcel size is also more than double the average size for the CB Zoning District as a whole. Average building size is considerably larger and the median value is at least twice that in the other three sample nodes. Average parcel coverage is by far the lowest, less than one-third of that in the 9<sup>th</sup> and 9<sup>th</sup> node and less than half that in the University node owing to the much larger parcel size.

Analysis of these four nodes shows that there is no typical parcel size or development pattern district when comparing these nodes. This lack of a typical development pattern or parcel is also true in the CB district as a whole.

### **3. Building Size Impacts**

The size and orientation of a building are just two factors that affect how a development impacts neighboring properties. In addition, the perceived mass and scale of a building also effects how it impacts neighboring properties. The mass and scale is affected by the building design which includes elements such as the total glass area, the setbacks and landscape buffers between properties, the roofline, length and height of continuous walls and step backs. All these design elements impact how a building “feels” or is perceived in relation to its surroundings in addition to the overall size of the building. A larger building that incorporates additional design elements intended to mitigate perceived negative impacts may have less of an impact on neighboring properties than a smaller building that does not incorporate such elements. As previously noted, prior to the temporary regulations, buildings in the CB district were limited to a footprint of 15,000 square feet and a height of 30 feet. The footprint limit is fixed regardless of the size of the property and there is no lot coverage regulation. Therefore, a building can occupy a significant portion of even a small lot provided the development still meets its parking, setback and landscape buffering requirements.

### **4. Need for a Process that Allows for Larger Size Buildings Where Appropriate**

There are times when additional building size may be appropriate and in fact desired. This may be the case with larger parcels and where additional density is desirable. The temporary limits on building size do not take into account the physical parcel size. A larger building may be more appropriate on a larger parcel and in fact create no additional impacts on neighboring uses given the size of the property. These larger parcels represent a challenge in determining the appropriate maximum building size. Placing a strict building size limit on larger parcels is likely to yield a development pattern with a relatively small building located on one portion of the parcel and larger amounts of surface parking and/or landscaping. This type of development is not desirable in the CB zone as it leads to a pattern that promotes larger undeveloped areas, larger surface parking areas and additional landscaping. This makes the area less walkable which is contrary to the vision of the CB zoning district being pedestrian in both orientation and scale.

Having a process to allow for larger buildings is desirable when considering development on larger parcels. CB zoning regulations that incorporate a strict maximum size limit tend to be a “one size fits all” approach which may not be realistic given the dispersed nature and size variability of CB parcels. This in itself points to the need for a flexible approach that allows for additional building size to be requested and approved where appropriate.

The CBSDR process is intended to provide for the flexibility in implementing the requirements of individual zoning districts. The process allows for variation in several design elements and allows for additional building square footage to be requested and approved. The CBSDR design standards are intended to help achieve flexibility while also considering the potential impacts of this approach. The current CBSDR process includes a number of design review standards that must be considered for all projects going through the CBSDR process. The standards are intended to help mitigate design variations so they offer a degree of protection in cases where additional building size is requested. Having a process which allows for flexibility in design and additional building size where appropriate allows development to be more specifically tailored to individual sites and

neighborhoods. This is in keeping with current professional practices of urban planning and design which development that is more suited to individual sites and neighborhoods rather than taking a one size fits all regulatory approach.

**5. Proposed Design Standards**

Additional design standards that apply to properties in the CB zone that request additional building size are also being recommended by staff. The specific proposed standards are included in Attachment A: Proposed Ordinance. These standards are intended to provide the planning commission with flexibility to further mitigate the potential impacts of larger size buildings through identified design elements.

**6. Language Clarity - Maximum Building Size Wording**

Prior to the adoption of the temporary regulations, there was not a set maximum size limit for buildings in the CB zoning district. Buildings over 15,000 square feet were still allowed if they were approved through the Conditional Building and Site Design review process. Under the previous regulations, maximum building size in the CB zoning building district was a misnomer and created some confusion for the general public. With the proposed amendments, staff is recommending language changes that address this confusion in order to make the trigger limits for the CBSDR process easier to understand. Among the changes recommended is the replacement of the term “Maximum Building Size” with the term “Building Size Limits”. This would more accurately reflect that there is not a strict maximum building size, but rather a specified size limit that can be built up to, after which a specific process is triggered in order to build beyond those limits. The full text of suggested changes are included in Attachment A: Proposed Ordinance.

**NEXT STEPS:**

The Planning Commission’s recommendation for these proposed zoning text amendments will be forwarded to the City Council for their action. The City Council is the decision-making body for zoning text amendments.

# **ATTACHMENT A: PETITION TO INITIATE**

---

A copy of the Legislative Action memo pertaining to the request to initiate the process of reviewing the Conditional Building and Site Design Review process is attached:



# Attachment A



## LEGISLATIVE ACTION

CITY COUNCIL of SALT LAKE CITY

**TO:** City Council Members

**FROM:** Nick Tarbet, Analyst

**DATE:** August 5, 2015

**RE: Legislative Action: Conditional Building and Site Design Review Process**

On Tuesday, August 4, 2015, the Salt Lake City Council approved a Legislative Action requesting a review of the Conditional Building and Site Design Review process - 21A.59 of the Salt Lake City Zoning Ordinance.

This was approved 5-0 (Council Members Garrott and Rogers were absent).

The Intent is to review the Conditional Building and Site Design Review process to make recommendations for more criteria in the conditions or not allow the additional building space.



# **ATTACHMENT B: PROPOSED ORDINANCE**

---

Based upon the analysis provided in the Key Issues section, including the issue of language clarity, staff suggests the following ordinance changes to Section 21A.26.030.E. of the zoning ordinance:

## **21A.26.030: CB COMMUNITY BUSINESS DISTRICT:**

~~E. Maximum Building Size Limits: Any building having a~~ Buildings in excess of fifteen thousand (15,000) gross square feet of floor area for a first floor footprint or in excess of twenty thousand (20,000) gross square feet floor area overall, shall be allowed only through the conditional building and site design review process. An unfinished basement used only for storage or parking shall be allowed in addition to the total square footage. In addition to the conditional building and site design review standards in 21A.59, the planning commission shall also consider the following standards:

1. Compatibility: The proposed height and width of new buildings and additions shall be visually compatible with buildings found on the block face.
2. Roofline: The roof shape of a new building or addition shall be similar to roof shapes found on the block face.
3. Vehicular Access: New buildings and additions shall provide a continuous street wall of buildings with minimal breaks for vehicular access.
4. Facade Design: Façade treatments should be used to break up the mass of larger buildings so they appear to be multiple, smaller scale buildings. Varied rooflines, varied façade planes, upper story step backs, and lower building heights for portions of buildings next to less intensive zoning districts may be used to reduce the apparent size of the building.
5. Buffers: When located next to low density residential uses, the planning commission may require larger setbacks, landscape buffers and/or fencing than what are required by this Title if the impacts of the building mass and location of the building on the site create noise, light trespass or impacts created by parking and service areas.
6. Step Backs: When abutting a low density residential use and/or public street, the PC may require that any story above the ground story be stepped back from the building foundation at grade to address compatibility issues with the other buildings on the block face and/or uses.

## **Temporary Ordinance Adopted by Council on August 4, 2015 (Expires February 4, 2015)**

### **E. 21A.26.030: CB COMMUNITY BUSINESS DISTRICT:**

Maximum Building Size: The maximum size of any building shall not exceed twenty-thousand (20,000) square feet.

## **Ordinance Language Prior to August 4, 2015**

### **21A.26.030: CB COMMUNITY BUSINESS DISTRICT:**

E. Maximum Building Size: Any building having a fifteen thousand (15,000) gross square foot floor area of the first floor or a total floor area of twenty thousand (20,000) gross square feet or more, shall be allowed only through the conditional building and site design review process. An unfinished basement used only for storage or parking shall be allowed in addition to the total square footage.

# ATTACHMENT C: ANALYSIS OF STANDARDS

Per section 21A.50.050, 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. In making a decision concerning a proposed text amendment, the City Council should consider the following:

Factor	Finding	Rationale
<p><b>1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;</b></p>	<p>The proposed amendment is consistent with the purposes, goals, objectives and policies of the city.</p>	<p>Several adopted city master plans have policies, goals and objectives that are consistent with the proposed amendments.</p> <p>The Central Community Master Plan (2005) speaks to building up vertically on existing commercial properties in the 9<sup>th</sup> and 9<sup>th</sup> area. The plan also talks about the importance of compatibility of new structures with existing development. This plan also recommends mixed commercial and residential developments in the University Business District. This could include a mix of apartments and retail or service businesses.</p> <p>The Sugar House Master Plan (2005) recommends that neighborhood small business areas allow both residential and small business uses. There is an emphasis on proposed development being compatible with the land uses and architecture adjacent to the site.</p> <p>The Westside Master Plan (2014) describes the 900w/800S node as good example of a community node. This node has a grocery store as an anchor that is surrounded almost entirely by single-family residential uses. The mix of businesses attracts patrons from a much larger area. Providing opportunities to expand the commercial base in this area has been identified as a goal of the plan.</p> <p>The Northwest Master Plan (1992) supports increased development in the commercial node around 700 N and Redwood Road. The plan</p>

		<p>also specifies that business projects should be designed to not negatively impact neighboring properties, signage should be pedestrian in scale, and, no exceptions should be granted to required landscape setbacks and buffers between commercial and residential uses.</p>
<p><b>2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;</b></p>	<p>The proposed amendment furthers the specific purpose statements of the zoning ordinance.</p>	<p>The proposed amendments support the intent of the City's commercial districts which are "intended to enhance the economic vitality of the specific commercial districts and the city as a whole, encourage sustainable and profitable businesses, create dynamic and vital business districts, and implement the adopted development policies of the city."</p> <p>The proposal is consistent with the purpose of the CB zoning district which is "...to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods."</p> <p>The proposed design standards allow the Planning Commission to consider how this interface functions in regard to larger buildings that are requested in the CB zoning district through the CBSDR process. These standards also allow the Planning Commission discretion in order to mitigate the potential negative impacts of larger buildings that are located closed to low density residential uses.</p>
<p><b>3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;</b></p>	<p>The proposed amendment is consistent with any applicable overlay zoning districts.</p>	<p>The proposed text amendments are not associated with any specific overlay zoning districts or development project. Where CB parcels are located in areas where an overlay zoning district also occurs, the rules of the overlay district would supersede those of base zoning district when there is conflict between the regulations. In</p>

		<p>the case of CB properties that are located within the Historic – H overlay district, the development would be required to follow the Historic Preservation Overlay district standards and process. In such a case, the HLC – Historic Landmark Commission review process for the design and scale of the building would supersede those of the CB zoning district.</p>
<p><b>4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.</b></p>	<p>The proposed amendment is in keeping with the best and current professional practices of urban planning and design.</p>	<p>The best current professional practices of urban planning and design speak to encouraging development that is more suited to individual sites and neighborhoods rather than taking a one size fits all regulatory approach which may lead to generic development patterns and stifle design creativity. The proposed text amendment allows for flexibility in development so is in keeping with this philosophy. In addition, the proposed language changes also provide clarity in regard to building size and eliminates cumbersome language in the current ordinance.</p>

## **ATTACHMENT D: PUBLIC PROCESS AND COMMENTS**

---

Properties zoned CB can be found within the boundary of at least 14 community or neighborhood council areas as well as several neighborhood business districts. Because this zoning text amendment potentially impacts the entire city and not just a specific community council or neighborhood, outreach was conducted through a variety of means. Information was mailed directly to all CB property owners in the city as well as residents within 300 feet of any CB zoned parcel. Information was also sent directly to the chairs of all potentially affected community and business organizations to get their input and recommendations for possible changes.

The following is a list of public meetings that have been held or are planned, and other public input opportunities, related to the proposed project:

- Planning Commission Briefing: September 9, 2015
- Initial public Open House: September 17, 2015
- 9<sup>th</sup> and 9<sup>th</sup> Street Fair: September 19, 2015
- Salt Lake City Development Advisory Forum: October 22, 2015
- Public Open House: November 19, 2015
- Planning Commission Public Hearing: December 9, 2015
- City Council Hearing: Upcoming - date to be determined

Zoning text amendments require that both the Planning Commission and the City Council hold a public hearing giving the public further opportunities to voice their opinion.

### **Notice of the Planning Commission public hearing of 12/09/2015 for the proposal included:**

Public hearing notice posted on November 25, 2015

Public notice posted on City and State websites and Planning Division list serve: November 25, 2015

Public hearing notice published in the newspaper on November 28, 2015

### **Public Input:**

Staff received inquiries from several notified property owners, mainly seeking to understand the extent of proposed changes. No comments were received from any of the notified community organizations or business district organizations. The only specific comments received in writing were submitted by Jim Ack, a business and property owner in the 9<sup>th</sup> & 9<sup>th</sup> area. Mr. Ack's comments received via email on 12/01/2015 follow:

Hi David,

Thanks for your time on the phone yesterday.

As a follow-up to that call, I would like to weigh in that if the choice is between a hard cap and going back to the pre-moratorium threshold of 15,000SF footprint or 20,000SF total to trigger a conditional site and design review, I am in favor of the latter. That said, I think that it is probably worth considering a percent of lot coverage as the trigger, given the enormous disparity of lot sizes in the CB zones, city-wide.

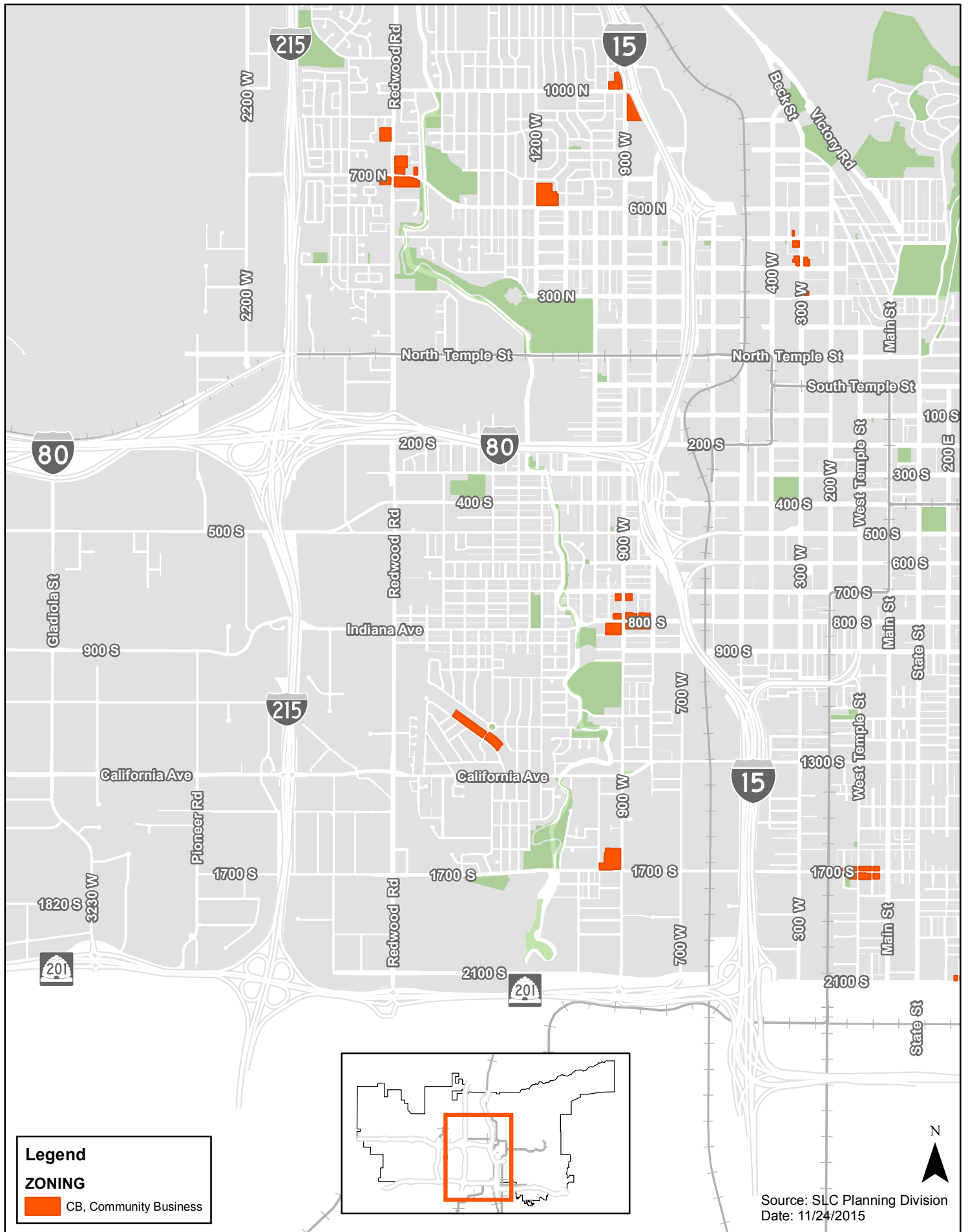
In any event, I am opposed to any additional design criteria which make development/redevelopment more cumbersome/costly/difficult for property owners. I am not of the opinion that the City is the best judge of what will work/be desirable when it come to commercial (re)development. I would greatly appreciate being sent a copy of the staff report when it is available, or a heads-up that it can be found online. Thanks, Jim

## **ATTACHMENT E: MAPS OF CB ZONING DISTRICTS**

The Community Business (CB) zoning district is geographically dispersed throughout Salt Lake City. There are approximately 457 parcels zoned CB and they occur within the boundary of 14 community or neighborhood council areas as well as several neighborhood business districts. In addition, the size of CB zoned parcels varies greatly, from the smallest parcel being just 196 square feet, to the largest parcel being 10.4 acres. The average size of parcel in the CB zone is approximately 0.44 acres (19,170 square feet).

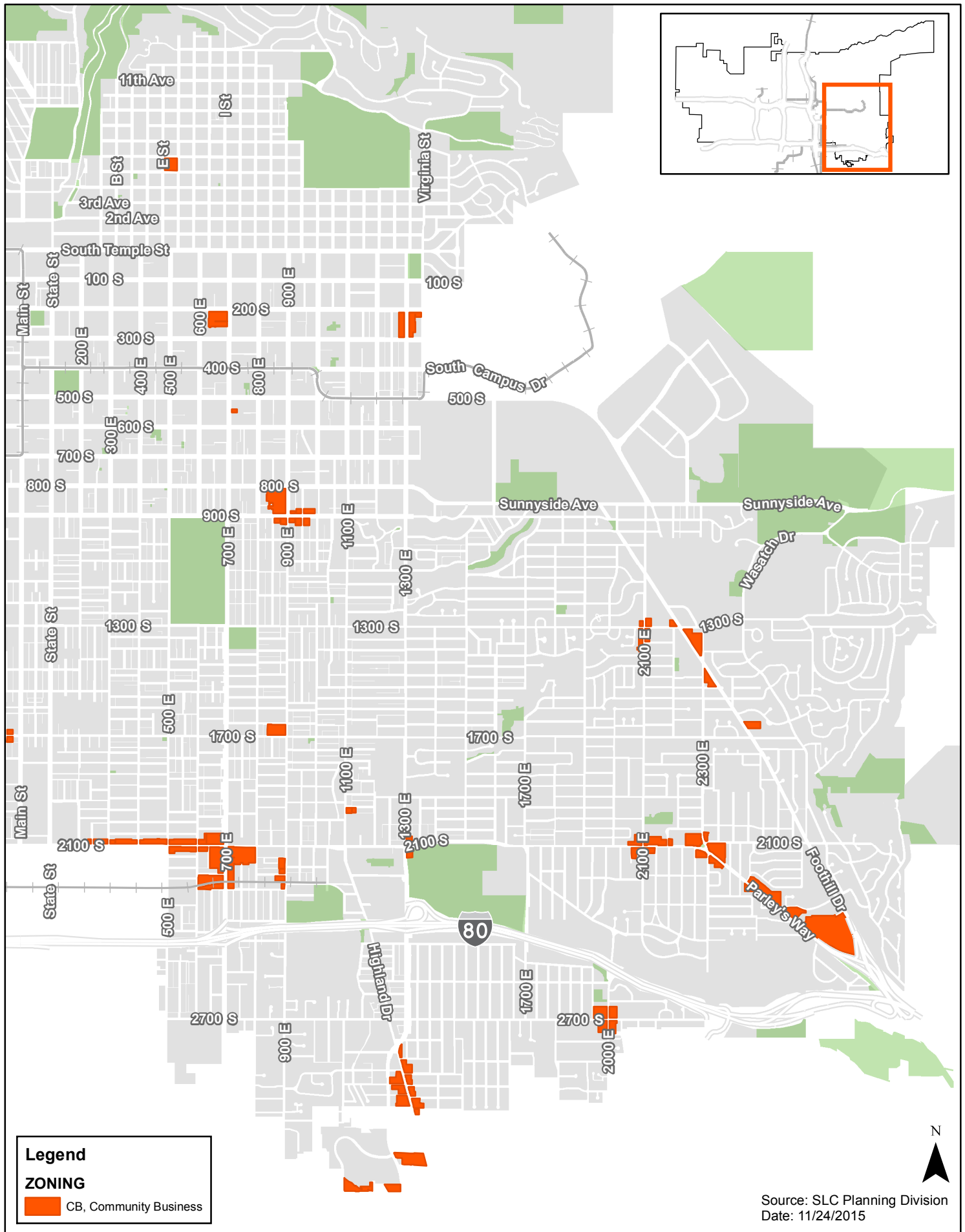
The accompanying maps show all CB-zoned parcels in the city. The maps are broken geographically by parcels that are located west and east of State Street respectively in order to provide reference points and for legibility.

# CB Zoned Areas - West of State Street





# CB Zoned Areas - East of State Street



# **ATTACHMENT F: EXAMPLES OF CB DEVELOPMENT**

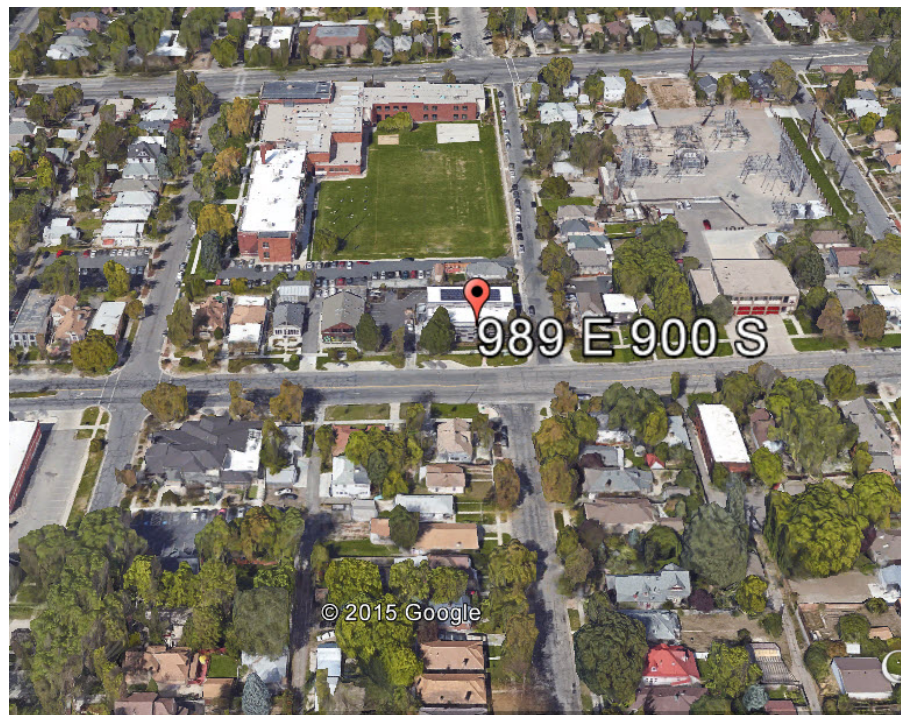
---

## **Contender Bicycle Building - 989 East 900 South**

Property: 0.4973 acres (21,600 SF)

Building: 4,700 SF

Parcel coverage: 21.7%





**Mountain America building – 1715 W 700 N**

Property: 1.32 acres (57,400 SF)

Two-story building: Footprint 5,300 SF (10,000 SF total)

Parcel coverage: 9.3%





**Sugarhouse Dental Office – 2090 East 2100 South**

Property: 0.33 acres (14,375 SF)

Building: 2,953 SF

Parcel coverage: 20%



**Smith's Avenues Grocery Store - 402 E. 6<sup>th</sup> Avenue**

Property: 2.5 acres (109,000 SF)

Building: 37,000 SF

Parcel coverage: 34%





**Neighborhood aerial view of the Smith's Avenues Grocery Store – 402 E. 6<sup>th</sup> Avenue**





**Zoning Example – 2000 S 900 E – Zoned I - Institutional**

Property: 2.32 acres (102,366 SF)

Two-story building: Footprint 19,000 SF (38,000 SF total)

Parcel coverage: 19%

This is an example of a larger building on a larger parcel that is found within a neighborhood setting. While this is not in the CB zoning district, a similar size building could be requested in the CB zone through the CBSDR process.



# **ATTACHMENT G: MOTIONS**

---

## **Potential Motions**

### **Consistent with Staff Recommendation:**

Based on the information in the staff report and the discussion heard, I move that the Planning Commission forward a positive recommendation to the City Council regarding petition PLNPCM2015-00636, text changes to amend section 21A.26.030.B. – CB Community Business District, Maximum Building Size.

### **Not consistent with Staff Recommendations:**

Based on the information, public input and discussion and the following finding(s), I move that the Planning Commission transmit a negative recommendation to the City Council for petition PLNPCM2015-00636 relating to amending section 21A.26.030.B. – CB Community Business District, Maximum Building Size. The Planning Commission shall make findings on the Zoning Text Amendment standards as listed below:

1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;
2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;
3. The extent to which a proposed map amendment will affect adjacent properties;
4. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
5. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.