

Salt Lake City Planning Division Record of Decision
Wednesday, November 9, 2016, 5:30 p.m.
City & County Building 451 South State Street, Room 326

1. **Trolley Square Ventures Zoning Map Amendment** - A request by Douglas White, representing the property owner, Trolley Square Ventures, LLC, to amend the zoning map for seven properties as follows: 644 E 600 S (Parcel #16-06-481-019) 603 S 600 E (Parcel #16-06-481-001) 652 E 600 S (Parcel #16-05-353-001) 658 E 600 S (Parcel #16-05-353-002) 664 E 600 S (Parcel #16-05-353-003) 628 S 700 E (Parcel #16-05-353-016) 665 E. Ely Place (Parcel #16-05-353-014) The subject parcels are currently zoned RMF-45 (Moderate/High Density Multi-Family Residential District), RMF-30 (Low Density Multi-Family Residential District) and SR-3 (Special Development Pattern Residential District). The applicant is requesting that the properties be rezoned to FB-UN2 (Form Based Urban Neighborhood District) with the intent to redevelop the site in the future as a mixed-use (residential & commercial) development. The properties are located within City Council District 4 represented by Derek Kitchen. (Staff Contact: Lex Traugher, (801)535-6184 or lex.traugher@slcgov.com) Case Number **PLNPCM2016-00031**

Decision: A favorable recommendation was forwarded to the City Council

2. **Master Plan and Zoning Map Amendment at approximately 350 East 800 South** - A request by Suzette Eaton, the property owner, to amend the Zoning Map and the Central Community Future Land Use Map for one property listed at the above address. The subject parcel is currently zoned RMF-30 (Low Density Multi-Family Residential) Zoning. The applicant is requesting that the property be rezoned to CN (Neighborhood Commercial) to accommodate an existing nonconforming commercial structure. The property is located within City Council District 4, represented by Derek Kitchen. (Staff Contact: Kelsey Lindquist (801)535-7930 or kelsey.lindquist@slcgov.com)
 - a. **Master Plan Amendment** - A request to amend the Future Land Use Map of the Central Community Master Plan from Low Density Residential (1-15 dwelling units per acre) to CN (Neighborhood Commercial). Case Number **PLNPCM2016-00660**
 - b. **Zoning Map Amendment** - A request to amend the Salt Lake City Zoning Map from RMF-30 (Low Density Multi-Family Residential District) to CN (Neighborhood Commercial District). Case Number **PLNPCM2016-00659**.

Decision: A favorable recommendation was forwarded to the City Council

3. **Station Area and Depot District Rezone at approximately around the intersection of 300 South and 600 West** - Mayor Jackie Biskupski has initiated a petition to rezone a number of properties in this area to facilitate their redevelopment as part of the Station Center project being pursued by Salt Lake City's redevelopment agency. The project intends to redevelop the area with a mix of uses including retail, office, and residential. Currently, the land is home to a mix of commercial and light industrial uses and is zoned both D-3 (Downtown Warehouse) and CG (General Commercial). The proposed redevelopment project requires a rezone to GMU (Gateway Mixed Use). The subject properties are within Council District 4, represented by Derek Kitchen. Staff contact: Anthony Riederer at (801)535-7625 or anthony.riederer@slcgov.com) Case Number **PLNPCM2016-00583**

Decision: A favorable recommendation was forwarded to the City Council

4. **TSA Zoning District Text Changes** - A request by the Salt Lake City Council to review and modify the zoning regulations for the TSA Zoning District. The TSA Zoning District is located along North Temple between 400 West and 2200 West and along 400 South between 200 East and 900 East. The proposed changes to the regulations include: - Clarifying what land uses are allowed in the zone; -Changing how far buildings can be setback from the street; -Clarifying what types of uses are allowed on the ground floor of buildings; -Modifying design standards related to overall building size, street level design, building materials, parking garage design, mid-block walkways and other design standards; -Modifying the approval process and development guidelines to further incentivize affordable housing, higher quality development and other related issues; and -Minor changes to other sections of the TSA zoning district or other related provisions in the zoning ordinance. This zoning text amendment will primarily affect Section 21A.26.078 "TSA Transit Station Area District." Related provisions of the Salt Lake City Zoning Ordinance, Title 21A, may be amended as part of this petition. (Staff contact is Daniel Echeverria at (801)535-7165 or daniel.echeverria@slcgov.com) Case Number **PLNPCM2016-00522**

Decision: A favorable recommendation was forwarded to the City Council

5. **City Wide Draft Transit Master Plan** - The draft plan, developed over the past two years with input from thousands of residents and stakeholders, is available for review online at www.slcrides.org. Public transportation is an essential component of Salt Lake City's transportation network, and the plan creates a 20-year vision and action plan for service, transit-supportive investments, programs and policies. The plan also includes a comprehensive look at the City's overall travel patterns, identifies places where transit would be used if it met the needs of potential riders, as well as areas where transit improvements are needed for existing riders. Public comment can be submitted through open city hall at www.slcgov.com or through the staff contact below. The Planning Commission is required to make a recommendation to the City Council. The City Council will make a decision on whether or not to adopt the transit master plan at a later date. (Staff contact is Julianne Sabula at (801)535-6678 or julianne.sabula@slcgov.com)

Decision: Tabled to the November 30, Planning Commission Meeting

Dated at Salt Lake City, Utah this 10th day of November, 2016

Michelle Poland, Administrative Secretary