

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

1. **McClelland Enclave at approximately 546 S. McClelland Drive** – A request by Jacob Ballstaedt, Garbett Homes, for approval to develop a new six lot subdivision at the above listed address. Currently the land is used for residential purposes and is zoned SR-3 (Special Development Pattern Residential District). This type of project requires Subdivision and Planned Development review. The subject property is within Council District 4, represented by Derek Kitchen. (Staff contact: Maryann Pickering at (801)535-7660 or maryann.pickering@slcgov.com)
 - a. **Preliminary Subdivision**-In order to build the project noted above, a preliminary subdivision is required to create six lots and a private street as part of the development. Case number **PLNSUB-2015-00358**.
 - b. **Planned Development** -In order to build the project noted above, a Planned Development is required for the subdivision to have a private street and to reduce the setbacks for some of the proposed lots in the subdivision. Case number **PLNSUB2015-00567**.

Decision: Approved

2. **Merrill Residence Planned Development & Height Special Exception at approximately 214 East 10th Ave** – A request by David and Colleen Merrill for approval to reduce the front yard setback and increase the allowed height of a new single family residence at the above listed address. Currently the land is occupied by one single family dwelling, which would be demolished. This type of project must be reviewed as a Planned Development and Special Exception. The subject property is within Council District 3 represented by Stan Penfold. (Staff contact: Casey Stewart at (801)535-6260 or casey.stewart@slcgov.com.) Case numbers PLNSUB2015-00965 and PLNPCM2016-00004

Decision: Approved

3. **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 the following seven properties: 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 Traughber, (801) 535-6184 or lex.traughber@slcgov.com) Case Number PLNPCM2015-00031

Decision: A Positive Recommendation was forwarded to the City Council

4. **Master Plan and Zoning Map Amendment at approximately 1964 S 900 E** – A request by Cottonwood Residential to amend the master plan and zoning map designation of eight properties near the intersection of Ramona Avenue and 900 E. The intent of the proposal is to consolidate the parcels into one and then construct a multi-family residential development. The applicant proposes to rezone the subject properties from RMF-35 (Moderate Density Multi-family Residential) to R-MU-45 (Residential/Mixed Use) to allow for structures up to 45' tall and allow more apartments. The subject properties are currently residential uses ranging from a single family home to multi-family buildings. The Planning Commission may consider other zoning designations that are equal or less intense to what is being proposed. (Staff contact: Chris Lee at (801)535-7706 or chris.lee@slcgov.com.) Case numbers PLNPCM2015-00956 and PLNPCM2015-00957

Decision: A negative Recommendation was forwarded to the City Council

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

Michelle Moeller, Administrative Secretary