

Salt Lake City Planning Division
Record of Decision
Wednesday, June 22, 2016, 5:30 p.m.
City & County Building
451 South State Street, Room 326

1. **Zenith 1 Planned Development 1176/1182 South 400 East** - A request by Mitchell Spence, the owner of the properties, for a Planned Development to create five lots to construct single family detached dwellings with reduced required rear yard setbacks, and four of the dwellings would not have frontage on a public street. The properties are located at the above listed addresses in the R-1/5000 (Single Family Development) zoning district within Council District 5, represented by Erin Mendenhall. (Staff contact: Amy Thompson at (801)535-7281 or amy.thompson@slcgov.com.) Case Number: **PLNSUB2015-01008**

Decision: Approved

2. **Apartment building Conditional Building and Site Design Review at approximately 974 E 2100 S.** - A request by John Gardiner for approval from the city for a new 126-unit multi-family apartment project. Specifically, the proposed development gross floor area (165,425 square feet) and building height (60 feet) requires additional consideration. In this zoning district (CSHBD2 Commercial Sugar House Business District), new construction of buildings that exceed 30 feet in height or 20,000 square feet in size are subject to the Planning Division's Conditional Building and Site Design Review (CBSDR) process outlined in chapter 21A.59 of the Salt Lake City Zoning Ordinance. The subject property is within Council District 7, represented by Lisa Adams. (Staff contact: Molly Robinson at (801)535-7261 or molly.robinson@slcgov.com.) Case Number: **PLCPCM2016-00299**

Decision: Approved

3. **Master Plan and Zoning Map Amendment at approximately 550 East 2100 South** - A request by Alec Harwin, on behalf of Myriad Capital, for a Master Plan Amendment and Zoning Map Amendment at the above listed address. These amendments will allow for the development of a mixed-used project which will have ground floor retail along 2100 South and two stories of residential units above. The development will have between 30 and 44 residential units with appropriate parking to serve residents and visitors. Currently the land is used as an indoor recreational facility and a single-family home, and is zoned in the CB (Community Business) District. The proposed project will require a Master Plan Amendment and a Zoning Map Amendment. The subject property is within Council District 5, represented by Erin Mendenhall. (Staff contact: Anthony Riederer at (801)535-7625 or anthony.riederer@slcgov.com.)
 - a. **Master Plan Amendment** - In order to build the project noted above, a master plan amendment is required. The site is addressed in the Central Community Master Plan and is currently designated Community Commercial. The proposal is

to amend the Future Land Use map of the Central Community Master Plan such that the project site, the properties between 527 East 2100 South and 559 East 2100 South, is indicated as Medium-Density Residential Mixed Use. Case Number: **PLNPCM2016-00080**

- b. **Zoning Map Amendment** - In order to build the project noted above, a Zoning Map Amendment is required to allow the development of the proposed mixed-use residential project, as outlined above. The site is currently zoned CB (Community Business), and the applicant is requesting the site be rezoned to RMU-35 (Residential/Mixed Use). Case Number: **PLNPCM2016-00081**

Decision: A positive recommendation was forwarded to the City Council

4. **Map Amendment at approximately 475 S 300 East** - A request by Salt Lake City Corporation, represented by Daniel Rip to amend a small portion of the subject lot located at the above listed address. The purpose of the amendment is to rezone the portion to TSA-UC-C, so that it is consistent with the zoning of the parcels to the north. The subject property is located in the PL-2 (Public Lands) Zoning District and is located in Council District #4, represented by Derek Kitchen. (Staff contact: Kelsey Lindquist at (801)535-7930 or kelsey.lindquist@slcgov.com.) Case Number: **PLNPCM2016-00303**

Decision: A positive recommendation was forwarded to the City Council

5. **Accessory Dwelling Units Amendment** - A request by Salt Lake City to broaden and clarify accessory dwelling unit regulations within the following districts where single-family dwellings are permitted: FR-1/43,560, FR-2/21,780, FR-3/12,000, R-1/12,000, R-1/7,000, R-1/5,000, SR-1, SR-3, R-2, RMF-30, RMF-35, RMF-45, RMF-75, RB, R-MU-35, R-MU-45, R-MU, RO, FP, AG, AG-2, AG-5, AG-20 and MU. Related provisions of Title 21A Zoning may also be amended as part of this petition. (Staff contact: Michael Maloy at (801)535-7118 or michael.maloy@slcgov.com.) Case Number: **PLNPCM2014-00447**

Decision: A positive recommendation was forwarded to the City Council

Dated at Salt Lake City, Utah this 23rd day of June, 2016
Michelle Poland, Administrative Secretary