

Salt Lake City Planning Division Record of Decision
Wednesday, February 8, 2017 5:30 p.m.
City & County Building 451 South State Street, Room 326

1. **Madison Park Planned Development and Subdivision at approximately 1008 South 1100 East** - The applicant, ALMS Holding, is proposing to redevelop the site located at the above listed address. The site currently contains two four-unit residential structures. The applicant is seeking to demolish the existing multi-unit housing and construct 7 new single-family homes. The subject property is approximately 35,719 square feet in size and is located within the R-1/5000 (Single-Family Residential District). It is located in Council District 5, represented by Erin Mendenhall. (Staff Contact: Kelsey Lindquist at (801)535-7930 or Kelsey.lindquist@slcgov.com)
 - a. **Planned Development** - The planned development request includes approval for 7 new single-family lots that do not front a public street and are accessed from a private drive. The applicant is requesting a decrease in the lot width and minimum lot square footage, as well as decreasing the front yard and interior side yard requirements. Additional modifications include, a reduction in two rear yard requirements, additional lot coverage and a modification to allow a tandem parking stall partially located within the front yard. Case number **PLNSUB2016-00914**
 - b. **Preliminary Subdivision Plat** - The proposed development is seeking Preliminary Subdivision approval to create 7 new lots. Case number **PLNSUB2017-00040**

Decision: Denied

2. **Okland Construction Rezone and Master Plan Amendment at approximately 1978 South West Temple** - Okland Construction Company is requesting the City amend the zoning map and associated future land use map for a portion of their property located at the above listed address. The requests are part of an effort to expand the existing office and parking to meet company needs. The property is located within Council District 5, represented by Erin Mendenhall. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com.)
 - a. **Master Plan Amendment** - The associated future land use map in the Central Community Master Plan currently designates the subject portion of the property as "Medium Density Residential" while the remainder of the property is designated as "Medium Residential/Mixed Use." The petitioner is requesting to amend the future land use map so that the entire property is designated as "Medium Residential/Mixed Use". Case number **PLNPCM2016-00936**
 - b. **Zoning Map Amendment** - The property is currently split-zoned between RMF-35 (Moderate Density Multi-Family Residential) on the west portion and CG (General Commercial) zoning on the east portion. The petitioner is requesting to amend the zoning map designation for the eastern portion of the property parcel from RMF-35 to CG zoning. This would make the parcel zoning uniform and would allow the office and parking expansion, uses which are not allowed in the current RMF-35 zoning district. Case number **PLNPCM2016-00935**

Decision: A Favorable Recommendation was forwarded to the City Council

3. **Regulation Changes for Open Space and Similar Uses** - Salt Lake City is requesting amendments to the Zoning Ordinance relating to the regulations of open space and other similar uses. The amendments include text changes that address issues relating to development standards, update to the use tables, definitions and sign regulations relating to park, adaptive reuse, urban farming, open space and public facility uses. Related provisions of Title 21A-Zoning may also be amended as part of this petition. The proposed regulation changes will affect various sections of the zoning ordinance. (Staff contact: Cheri Coffey at (801)535-6188 or cheri.coffey@slcgov.com.) Case number **PLNPCM2010-00406**

Decision: Tabled to a future meeting

Dated at Salt Lake City, Utah this 9th day of February, 2017

Michelle Poland, Administrative Secretary