



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

TO: Salt Lake City Planning Commission
FROM: Lauren Parisi, Principal Planner
DATE: May 8th, 2019
RE: PLNPCM2018-01025
Southeast Market Map Amendment

ZONING MAP AMENDMENT

PROPERTY ADDRESSES: 402 & 416 East 900 South
PARCEL IDs: 16-07-259-001 & 16-07-259-058
MASTER PLAN: Central Community
ZONING DISTRICT: *Current* – CN: Neighborhood Commercial/RB: Residential Business
Proposed – CB: Community Business

REQUEST: Merry Warner Demuri, the project architect representing the property owner, is requesting a zoning map amendment to rezone the properties at approximately 402 & 416 East 900 South from the **CN: Neighborhood Commercial District & the RB: Residential/Business District** to the **CB: Community Business District**.

These parcels currently fall within two different zoning districts and the applicants would like to rezone it under one district for consistency purposes.

RECOMMENDATION:

Based on the information in this staff report, Planning Staff recommends that the Planning Commission forward on a positive recommendation to the City Council for the proposed Zoning Map Amendment.

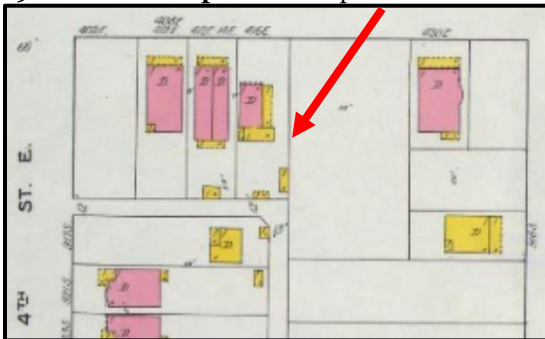
ATTACHMENTS:

- A. [Aerial and Zoning Map](#)
- B. [Site Photographs](#)
- C. [Application Materials](#)
- D. [Zoning District Comparisons](#)
- E. [Zoning Map Amendment Standards](#)
- F. [Public Process and Comments](#)
- G. [City Department Comments](#)

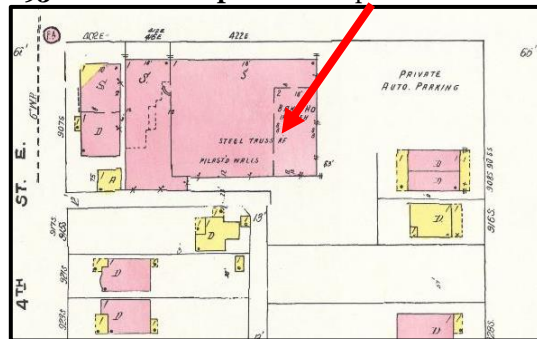
PROJECT DESCRIPTION: Project architect Merry Warner Demuri, on behalf of property owner Kathia Dang, is requesting a zoning map amendment to rezone the properties at 402 and 416 East 900 South from the CN: Neighborhood Commercial District & the RB: Residential/Business District to the CB: Community Business District. A large reason for this request is because, as seen on the existing site plan below, the property at 416 E. 900 South is split zoned between both the RB and CN zoning districts. In fact, the Southeast Market building that currently sits on the property falls within both of these zoning districts. It is relatively unusual to find a building with two different zoning designations. Within the market building there is also a restaurant, bakery and some office space. Manoli's restaurant is located within the building on the other property at 402 E. 900 South.

While the true reason for the split zone is unknown, it's likely that the different zones correspond with the lots that were in place before the market building was constructed as depicted on the Sanborn maps below. Or, it could simply have been a mapping error. Either way, when a property is split zoned, it can make it difficult to make changes to the building or site as a whole as two different sets of zoning standards must be applied – i.e. different building heights, setbacks, landscaping and parking requirements, etc. Therefore, the applicant would like to rezone this property under one zoning district primarily for consistency purposes as well as administrative ease. As this block face consists of only two parcels, the applicant has also elected to include the property at 402 E. 900 South (Manoli's Restaurant) as a part of this rezone request to encourage a more cohesive block face, which was also recommended by Planning Staff.

1911 Sanborn Map – Current Split Zone Line

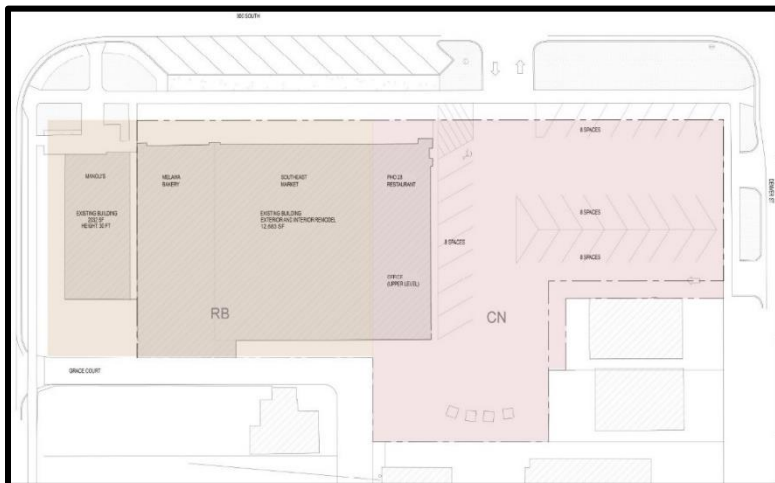


1950 Sanborn Map – Current Split Zone Line

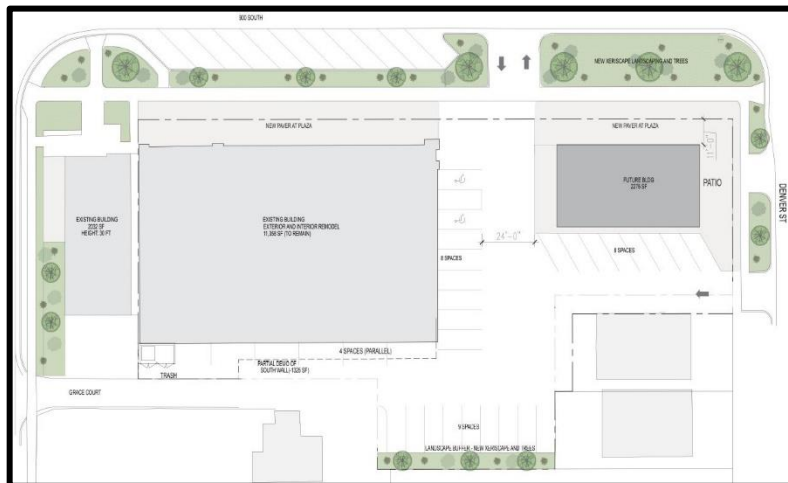


Though development plans have not been submitted with this zoning map amendment request, the applicants have indicated that they would like to make improvements to the existing Southeast Market building and potentially construct a second mixed-use type building on the northeast corner of the site as depicted on the applicant's concept site plan and concept photos. It's unknown if the existing businesses will remain in the market building. However, zoning map amendment requests are not contingent on *specific* development proposals/uses and reviewers should consider the appropriateness of the proposed zone as a whole (zoning standards, permitted uses, etc.) as opposed to potential development.

EXISTING SITE PLAN



CONCEPT SITE PLAN



The applicant has chosen to rezone the two subject properties to the CB: Community Business Zoning District in particular for multiple reasons. The first reason is that the existing CN zone limits lot size to 16,500 square feet or less. The property at 402 E. 900 South is approximately 4,800 square feet, but the property at 416 E. 900 South is just over 30,000 – greatly exceeding the CN maximum. The intention of this size limitation may prevent commercial creep – the replacement of residential uses with commercial – on residential blocks; however, this site is unique in that the block face consists of just two properties that have historically been commercial and the eastern end is surface parking so any redevelopment would not involve removal of existing housing. The lot could be subdivided into two lots around the market building and parking lot, but this would also most likely result in the market lot being greater than 16,500 square feet and may cause access issues. The proposed CB zone does not have this maximum lot size limitation.

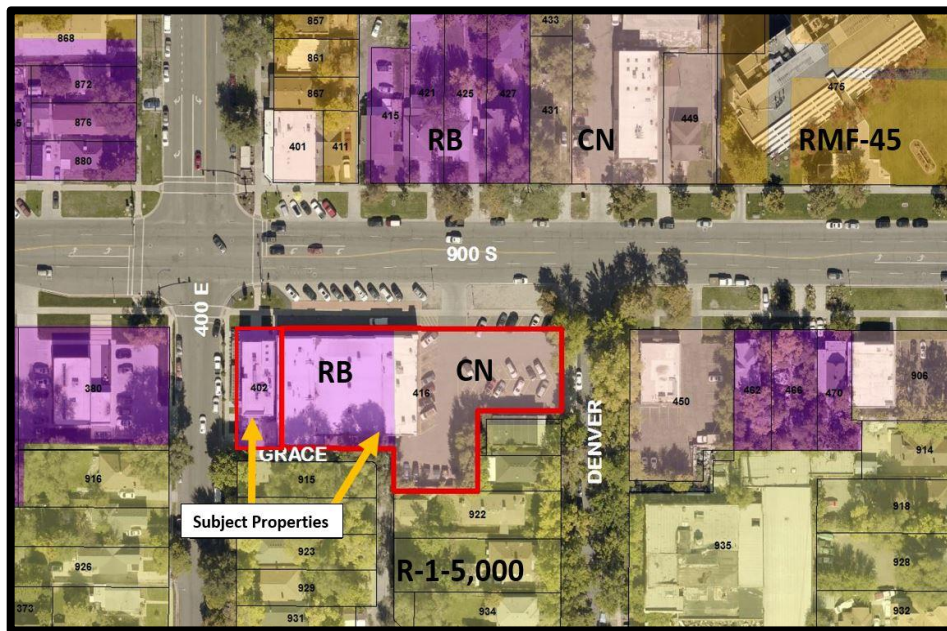
As explained in their narrative, the applicant also feels that the existing RB: Residential Business District is very restrictive as it limits the number of residential units within a mixed-use building to one unit on an upper story. Again, though this rezone is not contingent on specific development, the owner is interested in pursuing mixed use on the site within the market building and/or a newly constructed building. The proposed CB zone does not limit the number of residential units within a mixed use building.

The purpose statement of the CB Zone is as follows:

The CB community business district is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

Site Context – The subject properties are currently being used for a mix of retail goods, retail service and office space. They’re surrounded by a mix of commercial and residential uses *and* zoning districts.

As seen on the zoning map, the R-1-5,000: Single-Family Residential Zoning District abuts the properties to the south; Neighborhood Commercial to the east, Residential Business to the west and a mix of those same districts in additional to multi-family residential districts across the street to the north. Liberty Park is located approximately one block to the east and State Street approximately three blocks to the west. For reference, the 9th and 9th CB node also abuts an R-1-5,000 neighborhood to the south. All of the surrounding land uses are as follows:



- North** – Restaurants/Multi-Family
- South** – Single-Family Homes
- East** – Fitness Studio
- West** – Hair Salon

Zoning Standards Comparison – While the existing and proposed zoning districts are similar in terms of lot and bulk zoning standards, there are some differences as broken down in the following table (see Attachment D for links to for all zoning standards):

ZONING REQUIREMENTS IN CURRENT CN AND RB DISTRICTS:	ZONING REQUIREMENTS IN PROPOSED CB DISTRICT:
Front setback from 900 South – CN – 15 feet RB – 20% of lot depth (approx. 20 feet)	Front setback from 900 South – None is required (pulls building closer to street)
Corner yard setback – CN – 15 feet RB – 10 feet	Corner yard setback – None is required (pulls building closer to street)
Interior yard setback – CN – None required RB – 6 and 10 feet	Interior Yard Setback – None Required
Rear yard setback abutting properties to the south – CN – 10 feet RB – 25% of lot depth (approx. 25 feet) <i>(7-foot landscape buffer also required in CN Zone when abutting residential)</i>	Rear yard setback abutting properties to the south – 10 feet <i>(7-foot landscape buffer also required in CB Zone when abutting residential)</i>
Height – CN – 25 feet RB – 30 feet	Height – 30 feet <i>Buildings in excess of 7,500 gross square feet of floor area for a first floor footprint or in excess of 15,000 gross square feet floor area overall are subject to additional design guidelines that encourage compatibility.</i>
Parking – Requirement is dependent on the use not the zone. See Attachment D. for certain use requirements	Parking – Requirement is dependent on the use not the zone. See Attachment D. certain for use requirements

Setbacks – Setbacks within the existing CN and RB zoning districts are relatively similar to the standards within the proposed CB district, with one exception being required front and corner yard setbacks. The CB district does not require front and corner setbacks to bring new buildings closer to the street and somewhat frame the pedestrian way to feel more walkable. Not listed in the table, the existing CN and proposed CB districts both have a maximum setback of 15-25 feet to ensure buildings are not too far away from the sidewalk. The applicant’s concept plan has the new building setback 11 feet from the property line, in line with the market building.

Height - The maximum height permitted, which is often a concern, is also similar in all three districts – 25 feet in CN and 30 feet in both the RB and CB. For reference, the Manoli’s restaurant building that is slightly taller than the market building is 30 feet.

Parking – Parking is not permitted within the front or corner yards in any of these three districts. Surface parking lots are further regulated in the CN and CB zones to better promote pedestrian orientation and cannot be closer than 7 feet to an adjacent residential zoning district. Parking stall requirements are dependent on land use and any new development or intensification of existing land uses must accommodate parking accordingly. If the uses in the market building were to change and have higher parking requirements, additional parking shall be provided in the amount by which the requirements for the intensified use exceed those for the existing use. Parking stall requirements are the same in all three zoning districts for all uses besides residential (in the RB district, multi-family residential uses require 1/2 space for single-resident occupancy rooms, 1 space for studios/1-bedroom units, and 2 spaces for 2+ -bedroom units compared to the CN and CB districts, where 1 space is required per dwelling unit not matter its size).

Design Review - Another main difference with the proposed CB district is that buildings with a footprint greater than 7,500 square feet or a gross floor area greater than 15,000 square feet must go through the Design Review process to ensure certain architectural features on the building. However, it is not likely that a building of this size could fit over the existing parking lot area and trigger Design Review. For reference, the proposed building on the applicant’s concept plan has a footprint of approximately 2,275 square feet, which would not require this design review.

Based on these zoning standards, a similar building could be constructed over the parking lot under the current CN zone today that could also be constructed in the proposed CB zone. The building could be 5 feet taller and pushed closer to the street(s) in the CB zone. Lot coverage isn't regulated in the CN nor the CB district. The existing market could also be renovated under the current RB and CB zone, but different standards would apply to different sides of the building which could be very problematic.

More generally, the applicant has indicated the CB zone better aligns with what this site has been used for historically – a mid-sized commercial building – as well as their vision for this site in the future or mixed use.

Permitted Use Comparison – The Community Business (CB) District allows similar uses to the existing the Neighborhood Commercial (CN) District & Residential/Business (RB) District. Uses that are permitted (P) or conditional (C) in the CB district that are *not* permitted or conditional in the existing districts include the uses listed below. Though these uses are listed as permitted or conditional, other city standards may need to be met for the site to be able to accommodate such uses (See Attachment D for all permitted and conditional uses).

- *Brewpub Or Tavern Less Than 2,500 Sq. Ft. (C)*
- *Antenna Communication Tower (P)*
- *Eleemosynary Facility (P)*
- *Financial Institution (P)*
- *Gas Station (C)*
- *Hotel/Motel (C)*
- *Wind Energy System (P)*
- *Limo Service (C)*
- *Nursing Care & Large Assisted Living Facility (P)*
- *Reception Center (P)*
- *Drive-Thrus (P)*
- *College Or University (P)*

Neighborhood Master Plan – The subject properties are located in the Central Community Master Plan area or; more specifically, the Liberty Neighborhood planning area. The future land use map calls for low residential/mixed use on these properties, which can generally be accommodated by the proposed CB zoning district. Low residential mixed/use is described in the Plan as:

The purpose of the Low-Density Residential Mixed Use is to create viable neighborhoods with lower density and low traffic-generating commercial land uses by providing the ability to mix small neighborhood retail and service land uses with residential dwellings. The intent is to maintain populations at compatible low density levels and help support neighborhood business uses.

Low-density mixed use allows a mix of low-density residential dwellings and small commercial land uses in structures that maintain a residential character. It also allows the integration of residential and small business uses at ground floor levels throughout designated areas in the Central Community. An example of this land use classification is 900 South between 200 and 500 East.



Historic Photo – O.P. Skaggs Market

The Plan also specifically encourages commercial land use along this particular corridor on 900 South between State Street and 500 East stating:

Encouraging businesses to locate in this area [along 900 South] can strengthen and stimulate the ethnic and cultural diversity that exists. A cultural business enclave would diversify the community's retail businesses and complement the community economically and socially.

Relevant mixed use and commercial land use goals within the Central Community Master Plan include:

- **RLU-4.0 Encourage mixed use development that provides residents with a commercial and institutional component while maintaining the residential character of the neighborhood.**
- **RLU-4.2 Support small mixed use development on the corners of major streets that does not have significant adverse impacts on residential neighborhoods.**
- **CLU-4.0 Ensure commercial land uses are compatible with neighboring properties.**
- **CLU-4.2 Ensure commercial land development does not disrupt existing low-density residential neighborhood patterns and follows future land use designations.**
- **CLU-5.0 Prevent commercial property from deteriorating and causing neighborhood blight.**

Overall, though this proposed rezone does not necessarily guarantee the “cultural business enclave” that was described in the Master Plan, no zoning designation would guarantee cultural businesses. The CB zone does accommodate both the continuation of commercial land uses on the site as well as the possibility for mixed use development, which the future land use map specifically calls for.

The Plan does reiterate the importance of preserving existing housing and compatible commercial development, but it should be noted that the site has been historically used for commercial purposes that support the surrounding residences. The original market building was constructed in 1941, which the applicants have indicated they would like to restore. The site is also located off of a larger collector street in the city, equipped to handle commercial and mixed use development.

KEY CONSIDERATIONS: The following key considerations have been identified for the Planning Commission’s review.

Consideration #1 – Zoning Compatibility with Adjacent Properties

As described in the zoning standards comparison section above, the existing and proposed districts are relatively similar in terms of zoning regulations besides front/corner setbacks and design review requirements; however, it could be said that the provision of no front/corner yard setbacks and requiring Design Review for larger buildings in the proposed CB district would promote more pedestrian-oriented development and, in turn, enhance this small commercial node. The rezone will also apply to an entire block face and any potential new buildings do not need to necessarily be setback the same distance or align with the existing buildings across the street on 900 South to the east and west, which are setback a ways from the street. A closer front/corner setback off of Denver Street may also differentiated the commercial node from the residential neighborhood to the south and provide for a larger rear setback.

Maximum height permitted in the existing and proposed zones also are similar – 25 feet in the CN, 30 feet in the RB and 30 feet in the CB. This block is also surrounded by the same CN and RB zones with the same 25-30 feet height maximum. For reference, the existing Manoli’s building is 30 feet tall. The R-1-5,000 Single-Family Residential zoning district to the south allows homes up to 28 feet for a pitched roof and 20 feet for a flat roof. Though the height of the existing single-family home at 906 S. Denver Street to the south of the parking lot is unknown, adequate side/rear yard setbacks may help to limit any new building from “looming” over this property. The same 10-foot rear yard setback that’s required in the CN zone is required in the CB zone

promote adequate spacing between uses. The same 7-foot landscape buffer required when abutting residential uses will also be required in the proposed CB zone.

Residential Properties Behind the Subject Site –



In terms of permitted and conditional land uses, the CB zone can be considered more intense in terms of the type of land uses allowed like drive-thrus, nursing homes and reception centers in addition to the fact that the number of mixed use units are not limited. The CB and RB zone also allows strictly multi-family residential buildings where the CN does not. The CB zone is intended to accommodate moderately sized commercial areas while the CN zone is intended to provide for small scale, low intensity commercial uses. The RB zone may fall somewhere in between. That said, this lot has been used for moderately-sized commercial since the early 1940s. The applicant’s intent is to develop some form of a mixed-use building on the northeast corner of the lot, which would be a compatible use in this area. Retail uses near residential areas can also work to promote walkable neighborhoods similar to the 9th and 9th area, which is also zoned CB.

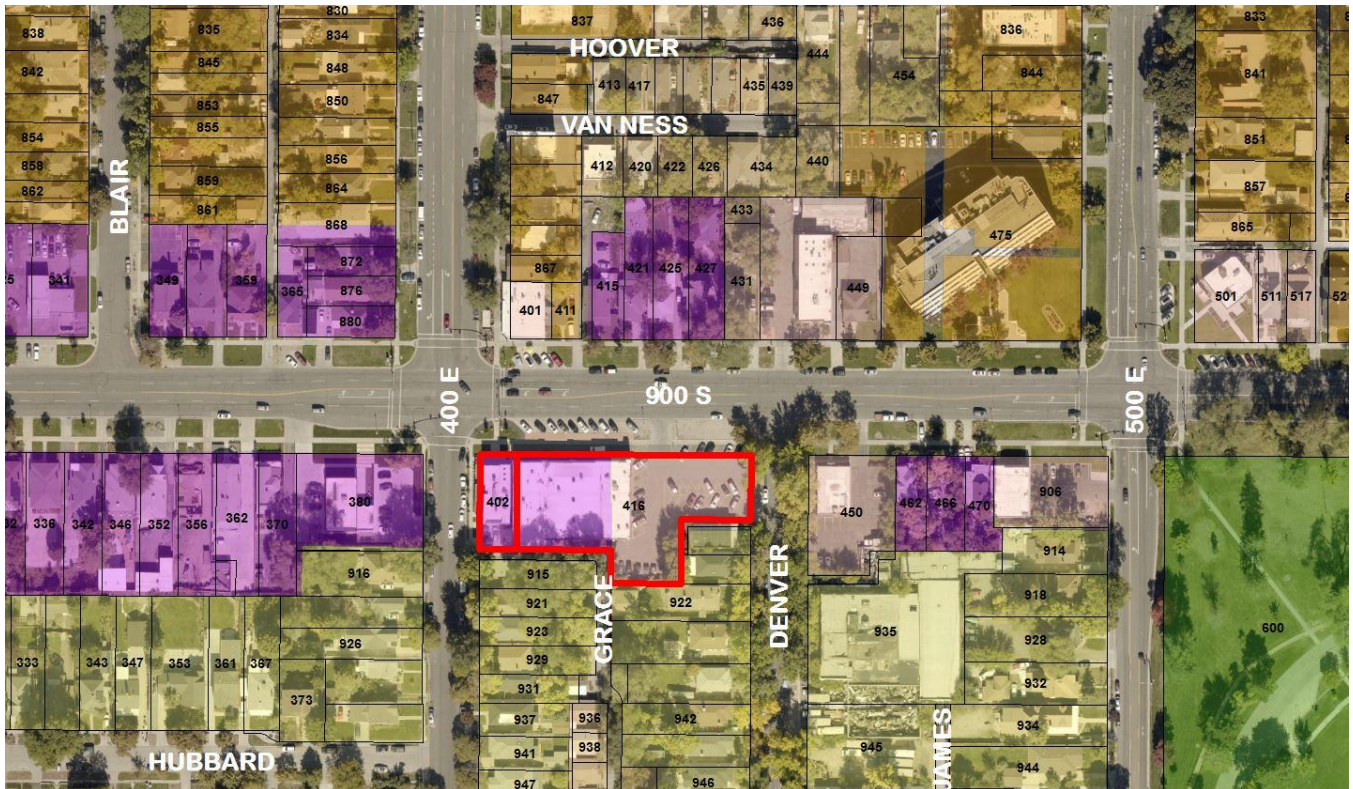
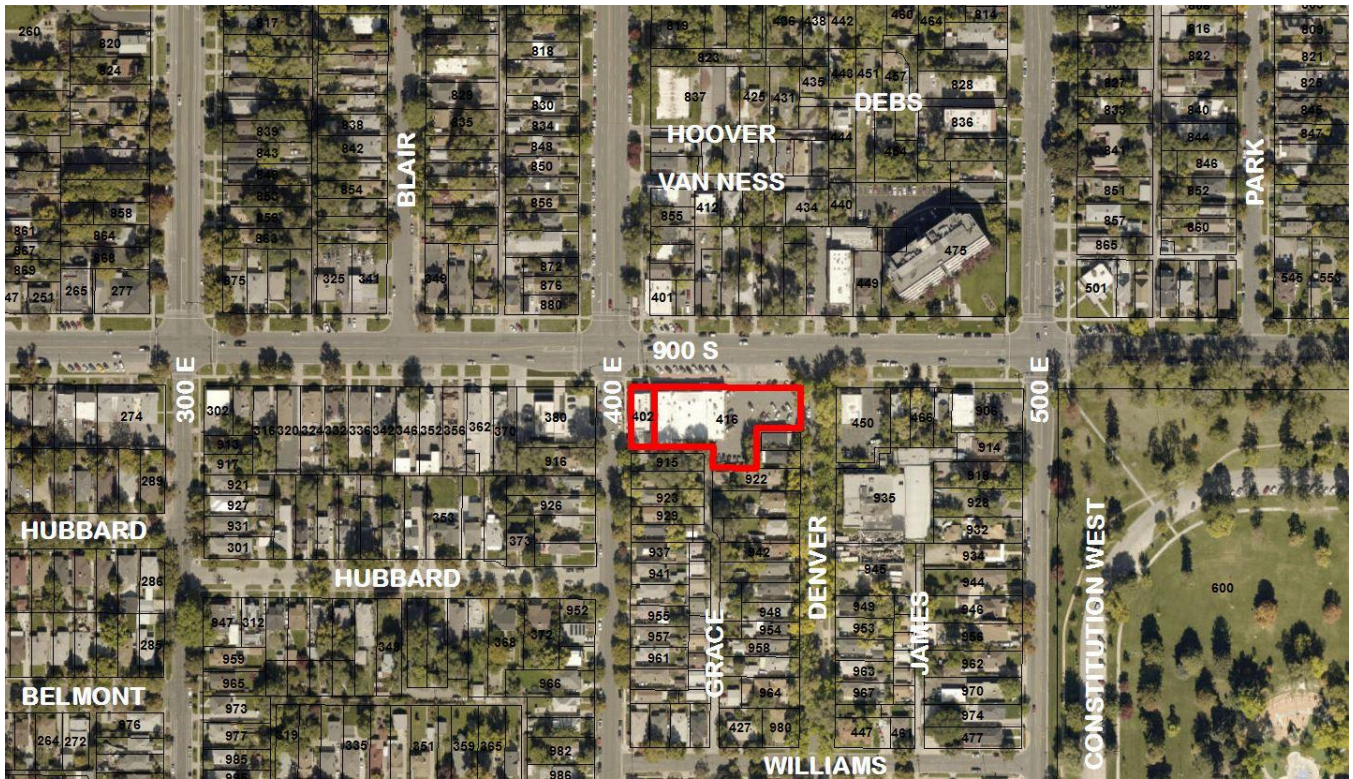
Overall, the differences in lot and bulk standards between the existing and proposed zoning districts will not produce a building form extremely different with what could be built currently, nor would it produce a building out of scale with the surrounding development. Further, the uses that would be allowed in the CB district are relatively similar to the uses that are allowed today. Standards within the CB district are also more flexible when it comes to mixed use development, which the Master Plan encourages.

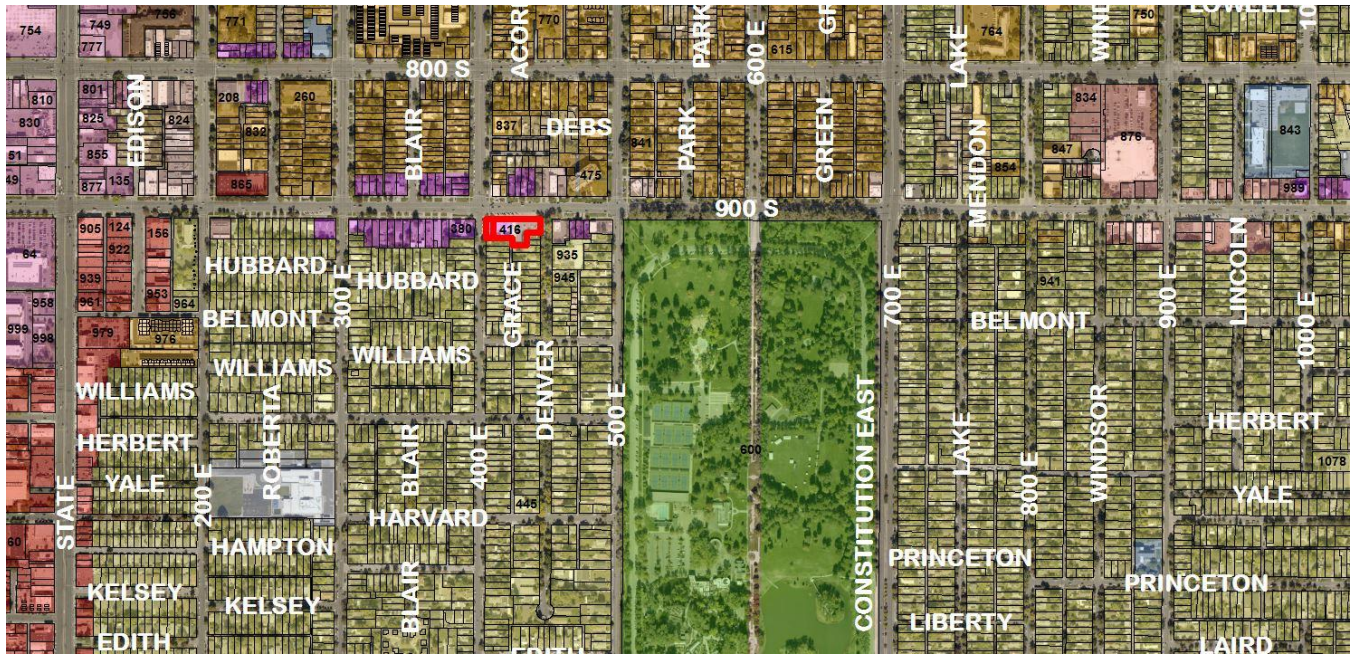
Consideration #2 – Community Comments

Throughout the community engagement process, general questions were asked regarding required off-street parking and allowed height. The applicants are aware that off-street parking requirements must be met in the future dependent on any new uses or “intensification” of uses. They’ve also indicated that 30 feet in height would most likely accommodate a 2-story building at maximum. Another community member suggested removing the lot size maximum within the CN zone so that this block face could be rezoned to CN instead of the more intense CB, but this lot size maximum is intended to prevent commercial creep into residential neighborhoods and the implications of eliminating this standard could be harmful in other areas of the city. Finally, a neighbor submitted a letter regarding on site deliveries being a nuisance and the blocking of Grace Court that runs behind the site. These particular issues regarding the active businesses on the site can be investigated by the City’s enforcement team (see Attachment F for all public comments).

NEXT STEPS: The Planning Commission’s recommendation will be forwarded to the City Council for their consideration as part of the final decision on this petition. If approved, the property owner could propose development and/or land uses that meet the standards within the CB zoning. If denied, the property owner could propose development and/or land uses that meet standards with the RB and CN zoning districts. Because of the split zone, it may be difficult to renovate the existing market building as different zoning standards will apply.

ATTACHMENT A: Aerial and Zoning Map





ATTACHMENT B: Site Photographs



Southeast Market Building



Parking Lot to the east of market



Manoli's restaurant just east of the market



Park strip in front of the subject properties



Across 900 South to the north



Drive (Grace Court) behind the subject properties to the south

ATTACHMENT C: Application Materials

Zoning Map Amendment – 416 East 900 South and 402 East 900 South

Project Description

We request your consideration of a zoning map change for the property located at 416 E 900 S (Parcel Number: 16072590580000). The property is split-zoned with two zoning types and the zoning division runs through the middle of the existing 12,863 sf building. The historic market building was built in 1941 by O.P. Skaggs who was a developer of medium sized markets and drug stores. This date was well before the current zoning map and ordinance were adopted. The property is zoned both RB - residential business and CN - neighborhood commercial which have permitted use limitations per SLC Zoning Ordinance. The intent of this request is to rectify the split-zoning of the property and correct the zoning designation to be more in line with the property's significant attributes.

There are several items about the existing property (416 E 900 S) that one must consider when evaluating whether a zoning map amendment is consistent with the purpose of the SLC planning documents and descriptions. The property has been a large commercial property since 1941 and is more characteristic of properties designated CB - community business zone. The current split-zoning of the property makes it difficult to differentiate the current tenant spaces and evaluate future development of the site. While it may seem that the entire property should change to be entirely CN or wholly RB, there are issues with a zoning change to one of these overall designations.

First, CN does not allow for a lot size larger than 16,500 sf and the parcel at 416 E 900 S is 29,998 sf. In fact, the actual piece of the parcel assigned CN is over the defined maximum lot size at 18,035 sf. On the other hand, RB limits number of live/work units and does not allow for various commercial land uses currently in the building and future land uses that we feel would contribute to the neighborhood. The existing building currently houses an Asian grocery market, a bakery and a restaurant as well as an upper level office space. The Melawa Bakery operates within a approximately 3,000 sf tenant space. A bakery or artisan food production of this size is considered a nonconforming use and not allowed in the RB (residential business) zone.

It is our vision that this property would be better served with a zoning change to CB - Community Business which is intended to “provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods”. The property has been a moderately sized commercial property for almost 80 years and has added to the walkability of the neighborhood. Land uses such as mixed-use projects, multiple live-work units or small brewpubs/taverns are allowed in the more flexible CB zone.

We are proposing to rehab the existing commercial building and restore the character of the historic brick building. In turn, the 900 South street side will be addressed with patios, places to sit, and landscaping. Also, we propose to develop a new building at the front of the property in similar scale to the existing building while maintaining as much parking as possible.



Historic Photo - 416 E 900 S



Historic Photo - 416 E 900 S – West End



Current Street View - 416 E 900 S

The proposed new building would be located in the northeast corner of the existing property where an unsightly parking lot lies. This building would contain commercial spaces on the main level and approximately 6 live-work units on the upper level. The goal of the proposed project would be to enrich the neighborhood and provide services to the residents with unique pedestrian oriented businesses – a mixture of retail, restaurants, and artisans. At the same time, introducing live-work units to the area would allow for more diverse opportunities to work and live in this walkable neighborhood.

With this request, the planning staff has suggested that the adjacent property’s (402 E 900 S) zoning designation be addressed to create some consistency along the block face with one zoning district. In addition, we propose a zoning amendment of the property located at 402 E 900 S (Parcel Number: 16072590010000). The historically commercial property at 402 E 900 S is zoned RB - residential business and would be updated to a CB - community business zone.

Last, we propose to redefine the 900 south street edge along the block face between Denver Street and 400 East while working with Salt Lake City to consider the 9 Line Corridor Master Plan. The addition of patios, varied landscaping and a focus on increasing the inside-out connection of the buildings would add greatly to this area.

PROJECT SUMMARY

Current Zoning/Land Use

RB (residential business) –west half of parcel (11,963 sf)

CN (commercial neighborhood) - east half of parcel (18,035 sf)

The property is split-zoned through the existing building (see below).



Proposed Zoning/Future Land Use

CB (commercial business)

Current Lot Size: 0.69 acres or 29,998 sf

Existing Conditions: 12,863 sf existing building (footprint) and

13,459 sf parking lot (32+ spaces)

Existing businesses: Southeast Market: 7,000 sf

Melawa Bakery: 3,000 sf

Pho 28 (Restaurant): 3,000 sf

Office (upper level east): 3,000 sf

We have carefully reviewed and considered zoning options that would serve the neighborhood and the 900 South Corridor, while helping achieve our vision for the property and the area. In fact, the Central Community Master Plan calls for '*low density residential mixed use*' in this specific area (on 900 South between 200 and 500 East). Approval of this request for a zoning change to CB zoning would allow for mixed use while limiting the negative impact of too many residential units. We are dedicated to adding to what has become a unique and dynamic portion of 900 South and hope to upgrade the existing building and property while understanding the role it plays in forming a more livable community.

ATTACHMENT D: Zoning District Comparisons

21A.24.160: RB RESIDENTIAL/BUSINESS DISTRICT:

The purpose of the RB Residential/Business District is to create vibrant small scale retail, service, and office uses oriented to the local area within residential neighborhoods along higher volume streets. Development is intended to be oriented to the street and pedestrian, while acknowledging the need for automobile access and parking. This district is appropriate in areas where supported by applicable Master Plans. The standards for the district are intended to promote appropriate scaled building and site design that focuses on compatibility with existing uses.

21A.26.020: CN NEIGHBORHOOD COMMERCIAL DISTRICT:

The CN neighborhood commercial district is intended to provide for small scale, low intensity commercial uses that can be located within and serve residential neighborhoods. This district is appropriate in areas where supported by applicable master plans and along local streets that are served by multiple transportation modes, such as pedestrian, bicycle, transit and automobiles. The standards for the district are intended to reinforce the historic scale and ambiance of traditional neighborhood retail that is oriented toward the pedestrian while ensuring adequate transit and automobile access. Uses are restricted in size to promote local orientation and to limit adverse impacts on nearby residential areas.

21A.26.030: CB COMMUNITY BUSINESS DISTRICT:

The CB community business district is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

	Residential Business (RB) – Existing Zoning https://www.sterlingcodifiers.com/codebook/getBookData.php?chapter_id=49072#s1222452	Community Neighborhood (CN) – Existing Zoning https://www.sterlingcodifiers.com/codebook/getBookData.php?chapter_id=49073#s928505	Community Business (CB) – Proposed Zoning https://www.sterlingcodifiers.com/codebook/getBookData.php?chapter_id=49073#s928507
Maximum Building Height	The maximum building height permitted in this district is thirty feet (30').	Maximum Height: Twenty five feet (25').	Maximum Height: Thirty feet (30').
General Yard Requirements	<p>1. Front Yard: Twenty percent (20%) of lot depth, but need not exceed twenty five feet (25'). For buildings legally existing on April 12, 1995, the front yard shall be no greater than the existing yard.</p> <p>2. Corner Side Yard: Ten feet (10'). For buildings legally existing on April 12, 1995, the corner side yard shall be no greater than the existing yard.</p> <p>3. Interior Side Yard: Six feet (6'); provided, that on interior lots one yard must be at least ten feet (10'). For buildings legally existing on April 12, 1995, the required yard shall be no greater than the existing yard.</p> <p>4. Rear Yard: Twenty five percent (25%) of the lot depth, but the yard need not exceed thirty feet (30').</p> <p>5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B, "Obstructions In Required Yards", of this title.</p>	<p>1. Front Or Corner Side Yard: A fifteen foot (15') minimum front or corner side yard shall be required. Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission.</p> <p>2. Interior Side Yard: None required.</p> <p>3. Rear Yard: Ten feet (10').</p> <p>4. Buffer Yards: Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of chapter 21A.48 of this title.</p> <p>5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.</p> <p>6. Maximum Setback: A maximum setback is required for at least sixty five percent (65%) of the building facade. The maximum setback is twenty five feet (25'). Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The planning director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the planning director finds the following: a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.</p>	<p>1. Front Or Corner Side Yard: No minimum yard is required. If a front yard is provided, it shall comply with all provisions of this title applicable to front or corner side yards, including landscaping, fencing, and obstructions.</p> <p>2. Interior Side Yard: None required.</p> <p>3. Rear Yard: Ten feet (10').</p> <p>4. Buffer Yards: Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of chapter 21A.48 of this title.</p> <p>5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.</p> <p>6. Maximum Setback: A maximum setback is required for at least seventy five percent (75%) of the building facade. The maximum setback is fifteen feet (15'). Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The planning director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the planning director finds the following: a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture. b. The addition is not part of a series of incremental additions intended to subvert the</p>

		<p>b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.</p> <p>Appeal of administrative decision is to the planning commission.</p>	<p>intent of the ordinance.</p> <p>Appeal of administrative decision is to the planning commission.</p>
Maximum Building Coverage	Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed fifty percent (50%) of the lot area.	N/A	N/A
Parking Requirements – Number of Spaces	<p><u>Multi-family residential:</u></p> <ul style="list-style-type: none"> • 2 parking spaces for each dwelling unit containing 2 or more bedrooms • 1 parking space for 1 bedroom and efficiency dwelling • 1/2 parking space for single room occupancy dwellings (600 square foot maximum) <p><u>Retail goods and service establishments:</u> 2 spaces per 1,000 square feet of usable floor area</p> <p><u>Office uses:</u> 3 spaces per 1,000 square feet of usable floor area for the main floor plus 1 1/4 spaces per 1,000 square feet of usable floor area for each additional level, including the basement</p>	<p><u>Residential</u> 1 space per dwelling unit</p> <p><u>Retail goods and service establishments:</u> 2 spaces per 1,000 square feet of usable floor area</p> <p><u>Office uses:</u> 3 spaces per 1,000 square feet of usable floor area for the main floor plus 1 1/4 spaces per 1,000 square feet of usable floor area for each additional level, including the basement</p>	<p><u>Residential</u> 1 space per dwelling unit</p> <p><u>Retail goods and service establishments:</u> 2 spaces per 1,000 square feet of usable floor area</p> <p><u>Office uses:</u> 3 spaces per 1,000 square feet of usable floor area for the main floor plus 1 1/4 spaces per 1,000 square feet of usable floor area for each additional level, including the basement</p>

<p>Other Zoning Requirements</p>	<p>I. New Nonresidential Construction: Construction of a new principal building, parking lot or addition to an existing building for a nonresidential use that includes the demolition of a residential structure shall only be approved as a conditional use pursuant to chapter 21A.54, "Conditional Uses", of this title and provided, that in such cases the planning commission finds that the applicant has adequately demonstrated the following:</p> <ol style="list-style-type: none"> 1. The location of the residential structure is impacted by surrounding nonresidential structures to the extent that it does not function as a contributing residential element to the residential-business neighborhood (RB district); and 2. The property is isolated from other residential structures and does not relate to other residential structures within the residential-business neighborhood (RB district); and 3. The design and condition of the residential structure is such that it does not make a material contribution to the residential character of the neighborhood. (Ord. 12-17, 2017) 	<p>Parking Setback: Surface parking lots within an interior side yard shall maintain a thirty foot (30') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking. The planning director may modify or waive this requirement if the planning director finds the following:</p> <ol style="list-style-type: none"> a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture. b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance. c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening. d. The landscaped setback is consistent with the surrounding neighborhood character. e. The overall project is consistent with section 21A.59.060 of this title. <p>Appeal of administrative decision is to the planning commission.</p>	<p>7. Parking Setback: Surface parking is prohibited in a front or corner side yard. Surface parking lots within an interior side yard shall maintain a twenty foot (20') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a thirty five foot (35') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking. The planning director may modify or waive this requirement if the planning director finds the following:</p> <ol style="list-style-type: none"> a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture. b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance. c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening. d. The landscaped setback is consistent with the surrounding neighborhood character. e. The overall project is consistent with section 21A.59.060 of this title. <p>Appeal of administrative decision is to the planning commission.</p> <p>E. Building Size Limits: Buildings in excess of seven thousand five hundred (7,500) gross square feet of floor area for a first floor footprint or in excess of fifteen thousand (15,000) 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 chapter 21A.59 of this title, the planning commission shall also consider the following standards:</p> <ol style="list-style-type: none"> 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.
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			<p>3. Vehicular Access: New buildings and additions shall provide a continuous street wall of buildings with minimal breaks for vehicular access.</p> <p>4. Facade Design: Facade treatments should be used to break up the mass of larger buildings so they appear to be multiple, smaller scale buildings. Varied rooflines, varied facade 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.</p> <p>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.</p> <p>6. Step Backs: When abutting single-story development and/or a public street, the planning commission 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.</p>
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21A.33.030: TABLE OF PERMITTED AND CONDITIONAL USES:

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District		
	CN	CB	RB
Accessory use, except those that are specifically regulated elsewhere in this title	P	P	P
Adaptive reuse of a landmark site	P	P	P
Alcohol:			
Bar establishment (2,500 square feet or less in floor area)	C	C	C
Bar establishment (more than 2,500 square feet in floor area)			
Brewpub (2,500 square feet or less in floor area)		C	
Brewpub (more than 2,500 square feet in floor area)			
Distillery			
Tavern (2,500 square feet or less in floor area)		C	
Tavern (more than 2,500 square feet in floor area)			
Ambulance service (indoor)			
Ambulance service (outdoor)			
Amusement park			
Animal:			
Cremation service			

Use	Permitted And Conditional Uses By District		
	CN	CB	RB
Kennel			
Pet cemetery			
Veterinary office	C	P	C
Antenna, communication tower		P	
Antenna, communication tower, exceeding the maximum building height in the zone		C	
Art gallery	P	P	P
Artisan food production (2,500 square feet or less in floor area)	P	P	P
Artisan food production (more than 2,500 square feet in floor area)			
Auction (outdoor)			
Auditorium			
Bakery, commercial			
Bed and breakfast	P	P	
Bed and breakfast inn	P	P	P
Bed and breakfast manor	C	C	
Blacksmith shop			
Blood donation center			
Brewery			
Bus line station/terminal			
Bus line yard and repair facility			

Use	Permitted And Conditional Uses By District		
	CN	CB	RB
Car wash			P
Car wash as accessory use to gas station or convenience store that sells gas			P
Check cashing/payday loan business			
Clinic (medical, dental)	P	P	P
Commercial food preparation	P	P	P
Community correctional facility, large			
Community correctional facility, small			
Community garden	P	P	P
Contractor's yard/office			
Crematorium			
Daycare center, adult	P	P	P
Daycare center, child	P	P	P
Daycare, nonregistered home daycare or preschool	P	P	P
Daycare, registered home daycare or preschool	P	P	P
Dwelling:			
Assisted living facility (large)		P	
Assisted living facility (small)		P	
Dwelling, assisted living facility (limited capacity)			P
Group home (large) ¹⁷		P	C

Use	Permitted And Conditional Uses By District		
	CN	CB	RB
Group home (small) when located above or below first story office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage ¹⁸	P	P	P
Living quarter for caretaker or security guard	P	P	P
Manufactured home			P
Multi-family		P	P
Residential support (large) ¹⁹			
Residential support (small) ²⁰			
Rooming (boarding) house		P	C
Single-family attached			P
Single-family detached			P
Single room occupancy			
Twin home			P
Two-family			P
Eleemosynary facility		P	
Equipment rental (indoor and/or outdoor)			
Farmers' market			
Financial institution	P	P	
Financial institution with drive-through facility		P	
Flea market (indoor)			

Use	Permitted And Conditional Uses By District		
	CN	CB	RB
Flea market (outdoor)			
Funeral home			
Gas station		C	
Government facility		C	C
Government facility requiring special design features for security purposes	P	P	
Home occupation	P	P	P
Homeless resource center			
Homeless shelter			
Hotel/motel		C	
House museum in landmark sites (see subsection 21A.24.010S of this title)			
Impound lot			
Industrial assembly			
Intermodal transit passenger hub			
Laboratory (medical, dental, optical)			P
Laboratory, testing			
Large wind energy system		P	
Laundry, commercial			
Library	P	P	P
Limousine service (large)			

Use	Permitted And Conditional Uses By District		
	CN	CB	RB
Limousine service (small)		C	
Manufactured/mobile home sales and service			
Mixed use development	P	P	P
Mobile food business (operation on private property)	P	P	P
Municipal service uses, including City utility uses and police and fire stations		C	C
Museum	P	P	P
Nursing care facility		P	
Office	P	P	P
Office, single practitioner medical, dental, and health			
Offices and reception centers in landmark sites (see subsection 21A.24.010S of this title)			
Open space	P	P	
Open space on lots less than 4 acres in size			P
Park	P	P	P
Parking:			
Commercial			
Off site	C	P	P
Park and ride lot		C	
Park and ride lot shared with existing use		P	P
Place of worship on lot less than 4 acres in size	P	P	C

Use	Permitted And Conditional Uses By District		
	CN	CB	RB
Radio, television station			
Reception center		P	
Recreation (indoor)	P	P	P
Recreation (outdoor)			
Recreational vehicle park (minimum 1 acre)			
Recycling collection station	P	P	
Research and development facility			
Restaurant	P	P	P
Restaurant with drive-through facility		P	
Retail goods establishment	P	P	P
Plant and garden shop with outdoor retail sales area	P	P	P
With drive-through facility		P	
Retail service establishment	P	P	P
Furniture repair shop	C	P	
With drive-through facility		P	
Reverse vending machine	P	P	
Sales and display (outdoor)	P	P	
School:			
College or university		P	

Use	Permitted And Conditional Uses By District		
	CN	CB	RB
Music conservatory		P	P
Professional and vocational		P	P
Seminary and religious institute		P	C
Seasonal farm stand	P	P	P
Sexually oriented business			
Sign painting/fabrication			
Small brewery			
Solar array			
Storage (outdoor)			
Storage, public (outdoor)			
Storage, self			
Store:			
Department			
Mass merchandising			
Pawnshop			
Specialty			
Superstore and hypermarket			
Warehouse club			
Studio, art	P	P	P

Use	Permitted And Conditional Uses By District		
	CN	CB	RB
Studio, motion picture			
Taxicab facility			
Theater, live performance		P	C
Theater, movie		C	C
Urban farm	P	P	P
Utility, building or structure	P	P	P
Utility, transmission wire, line, pipe, or pole	P	P	P
Vehicle:			
Auction			
Automobile repair (major)			
Automobile repair (minor)	C	P	
Automobile sales/rental and service			
Automobile salvage and recycling (indoor)			
Boat/recreational vehicle sales and service			
Truck repair (large)			
Truck sales and rental (large)			
Vending cart, private property			
Warehouse			
Welding shop			

ATTACHMENT E: ANALYSIS OF STANDARDS

ZONING MAP AMENDMENTS

21A.50.050.B: Standards for General Amendments:

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 to amend the zoning map, the City Council should consider the following:

Factor	Finding	Rationale
1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;	Complies	<p>The Central Community Master Plan does call out this particular corridor along 900 South as appropriate for commercial business. The future land use designation is also low-density residential mixed use. The property owner would like to propose mixed use on the site in the future, but the current RB zone does not allow more than one unit over commercial space and the current CN zone cannot accommodate the existing lot size.</p> <p>Both the Central Community Plan and Plan Salt Lake encourage mixed use zones that support surrounding residential neighborhoods. Though the proposed CB zone allows relatively more intense uses than the existing zones, this is not something that these master plans specifically discourage, especially as the site has been used for commercial purposes since the early 1940s.</p>
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	Complies	<p>The purpose of the Zoning Ordinance is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and, in addition:</p> <ul style="list-style-type: none"> A. Lessen congestion in the streets or roads; B. Secure safety from fire and other dangers; C. Provide adequate light and air; D. Classify land uses and distribute land development and utilization; E. Protect the tax base; F. Secure economy in governmental expenditures; G. Foster the city's industrial, business and residential development; and H. Protect the environment. <p>The proposed zone change from RB and CN to CB is generally in line with the intent of the Zoning Ordinance. While these zones are relatively similar, the subject properties have been used for moderately sized commercial uses for some time now, which aligns with the purpose of the CB district. More specifically, the change would help to distribute land and utilizations (D.), while helping to support the city's residential and business development (G.), but is not significant enough to drastically effect the purpose of the Zoning Ordinance in a negative manner.</p>
3. The extent to which a proposed map amendment will affect adjacent properties;	Complies	<p>While the proposed CB zoning district does allow slightly more intense uses than the existing zones, the subject properties have been used for moderately sized commercial uses for some time and create somewhat of a transition between a busier thoroughfare to the north and single-family neighborhood to the south. As discussed in Consideration #1 of the staff report, lot and bulk standards are similar in the three zoning districts and the reduced front/corner setbacks as well as the Design Review requirement for larger buildings within the CB zone might encourage more pedestrian-oriented development in the future. Permitted height, which has been brought up by the community, is the same (30 feet) as what's allowed in the RB and 5 feet higher than what's allowed in the CN zone. Required off-street parking and landscape buffers will remain the same as not to increase these particular parking and spacing impacts on neighbors.</p>

<p>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards</p>	<p>Complies</p>	<p>The subject properties are not located in any other local zoning overlays that impose additional zoning standards besides the base zoning districts.</p>
<p>5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.</p>	<p>Complies</p>	<p>This proposal was reviewed by City departments tasked with administering public facilities and no extreme issues were raised. The subject properties are located in a central area of the city and any potential development could be accommodated by public services in the future if necessary.</p>

ATTACHMENT F: Public Process and Comments

Public Notice, Meetings, Comments

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

- Community Councils (Liberty Wells and Central City Community Councils) were noticed on January 9, 2019 – no formal comments were received in support or against the proposal.
- The applicant presented at the Liberty Wells Community Council on February 13, 2019 where the group appeared to be in general support of the proposal.
- An open house was held on February 19, 2019 on the subject property. Two residents attended – one in general favor of the proposal and another that suggested to rezone the properties to CN as opposed to CB as the CB district allows more intense uses.
- The public hearing notice for Planning Commission was mailed April 26, 2019.
- The public hearing notice was posted on the property April 29, 2019.

Public Comments

All additional public comments received have been scanned and attached below.

Received MWR
2/15/19



PLANNING
DIVISION

ZONING MAP AMENDMENT AT 402 AND 416 EAST 900 SOUTH

Tuesday FEB 19 4 – 5:30 PM
Upper floor of 428 East 900 South Salt Lake City UT 84111
(above restaurant on the east side of the building)



Merry Warner Demuri, the architect representing the property owner, has initiated a petition for a zoning map amendment to change the zoning of the properties at approximately 402 and 416 E. 900 South from the CN: Neighborhood Commercial District & the RB: Residential/Business District to the CB: Community Business District. These parcels currently fall within two different zoning districts and the applicants would like to rezone it under one district for consistency purposes. No development plans have been submitted with this application.

PETITION NUMBER PLNPCM2018-01025
COUNCIL DISTRICT 5, represented by Erin Mendenhall
STAFF PLANNER Lauren Parisi
CONTACT INFO 801.535.7226 lauren.parisi@slcgov.com

ATTENTION PLANNING COMMISSION

Problems with Zoning changes for 402/416 East 900 South

1- There are **NO** definitive plans so **NO** availability to make a **TRUE** decision based on facts regarding this matter; **ask for matter to be tabled until all planning is exact upon submission.**

2- It should be that the zoned residential areas immediately surrounding the Katia LLC properties and other businesses immediately surrounding zoned residential should be declared **residential parking only** like at the University of Utah where only residents can park, as that it is residential area via parking **regulatory permit and enforcement.** THERE WAS NO IMMEDIATE KATIA LLC PLAN FOR A LOADING ZONE FOR LARGE VEHICLES WHICH WOULD NOT FIT ONSITE 402 EAST 900 SOUTH; THIS BEING SAID SERVICES FROM LARGE VEHICLES AFTER 10:30 AM ARE MADE BY ILLEGALLY PARKING THESE LARGE VEHICLES EITHER IN THE ONE WAY STREET OF GRACE COURT OR IN THE 1 OF 2 NORTH/SOUTH LANES UPON 400 EAST BOTH OF WHICH ARE UNSAFE AND UNLAWFUL.

NOTE: The number of ordinance law infractions surrounding these areas has skyrocketed since these buildings have arrived!

3- **Parking is overcrowded and NOT supported by landlord Katia LLC of her business tenants** (the building unit at 402 east has 3 total parking leaving a horrific residential problem with tenants' employees and patrons moving resident's garbage cans, parking outside of legal postings to secure parking spots and parking in DO NOT PARK zones as well as other illegal parking infractions; parking enforcement response time is generally about 1 hour response time and sometimes not able to respond at all. This is extremely problematic when employees, patrons and vendors park in residential driveway spaces. Onsite businesses/tenants due to lack of parking create it so as that their vendors create infractions every day in order to get supplies to these tenants; NO PLACE FOR LARGE COMMERCIAL VEHICLES after 10:30 am.

4- Katia LLC, tenants-employees and vendors block the sole 1 way exit of Grace Court 910 S. 400 E. almost everyday, even though there is signage forbidding them to do so. They have even run over SLC Corp's. signage and resident's fences, garbage cans and damaged trees of which **they immediately leave after the crime.**

5- **It is dangerous** to have Katia LLC employees, tenant's, vendor's, semi-trucks and other service vehicles upon a 1-way street which is 12 feet wide known as Grace Court Street as they use it for their personal loading zone. They also drive the wrong way upon Grace Court as well as also drive a forklift upon this Grace Court Street, which **is illegal and unsafe.**

6- **The Loading Zone which is open from 7:00 am to 10:30 am is insufficient for the everyday usage of the Katia LLC properties/tenants/vendors. These deliveries take place during all hours of operation of businesses. The loading zone needs to be moved to DIRECTLY in front of Southeast Asian Market approximately 404 East to 416 East and 900 South;** Katia LLC and her property tenants are hoarding SLC streets.

7- **Katia LLC forces residents to break law by having to drive illegally** (backing up on a one-way street, driving the wrong way etc...) to egress out of the Grace Court area; as her vendors also unload semi-trucks in her parking lot as they hoard the Grace Court exit **forcing an unsafe exit through her parking lot,** potentially per ordinance illegal.

8- **Drivers who drive through the Katia LLC parking lot do so at their own legal and financial risk as Katia LLC forces them to do so.**

9- Katia LLC tenants stack pallets over 20 feet high at the back of her property adjacent to Grace Court making it extremely **dangerous,** they also stack pallets in the Grace Court Street or in the Katia LLC parking lot **creating an obstacle course for resident drivers.**

10- **There are numerous vehicles always parked in the Katia LLC Parking lot creating another obstacle course situation.**

11- There is **a coal road right of way** located at the south end of the Katia LLC parking lot. She is not the sole entity allowed this right of way; there also may be more to this right of way to be discovered.

12- **428 South 900 East upstairs where this meeting is scheduled has only a demolition permit per 02/14/2019 yet has been renovated? Is this particular property been cleared for occupancy/safety?**

13- **Katia LLC has had a tenant; who has lived in and may very well right now be living onsite in unit 402 East 900 South #3; building enforcement has been involved.**

14- Manoli's has need to have Renegade Oil drain its outdoor grease collections as well as have ACE garbage pickup its refuse. **Neither have the ability to fit in the onsite area of the Katia LLC property and thusly they must park their vehicles in the immediate exit position of 910 S 400 E Grace Court Street;** blocking the one-way street exit point until they can finish their business; it has been witnessed where a Manoli's employee has been seen insanely throwing resident garbage cans from one side of the street to the other in a frantic rage.

15- There is no position onsite for smoking per ordinance for the Katia LLC properties also the Asian Market area has zero vegetation.

16- Not as many people that would frequent the Katia LLC properties ride bicycles to frequent them.

17- One of the Katia LLC tenants was found to be throwing grease in the onsite garbage cans which leaked out into the public right of way and then into the resident gutters per Health Department.

18- **The spaces in the Katia LLC property Southeast Asian market are marked with only parking for: Pho, Southeast Asian and Bakery. The parking spaces exclude: Manoli's, Basalt and Unit # 3 at 402 East 900 South which Katia LLC is the landlord as well.**

19- These particular properties in their entirety have had many run ins' with SLC Corporation, SLC Building Enforcement and the Health Department repeatedly. In fact, there is a sign located at the south fence area placed by the Health Department.

20- **This rear area becomes a catch all for debris, trash and rubbish which the tenants and others contribute to which does not get cleaned up by tenants or Katia LLC, attracting rats, mice, roaches and other unwantedables aka "Junkies" to coagulate.**

21- There is a profuse odorous smell from the properties noticed by Building Services; back by the garbage can areas where homeless people live overnight.

22- **Patrons have been seen vomiting booze around their cars after visiting the immediate establishments of this area of which they then drive away and then at times sleep in their cars overnight;** also because they are so intoxicated they become extremely rude, cocky and violent causing harm and vandalism to residential surrounding areas. **Graffiti can be seen hidden/covered up by the orange paint that is all over the brick area in the back of the SouthEast Asian Market.**

23- **The 402 East 900 South property has only 2 onsite parking spaces and about a 12 foot make-shift loading area for the entire property of at least 3 separate businesses; this excludes employee parking.**

ANONYMOUS

ATTACHMENT G: City Department Comments

Engineering (Scott Weiler): No objections to the proposed zone change.

Fire (Greg Mikolash): No fire code related issues at this time. Future comments may be associated with the building permit at the time of plan submittal for the subject properties.

Public Utilities (Jason Draper): No public utilities objection to the proposed zoning map amendment. Redevelopment may require upsize of the water mains.

Transportation: (Michael Barry): Transportation has no objections to the rezone.

(Tom Millar): As project manager for the 9-Line Trail and streetscape improvements along 900 South (especially the south side, associated with the trail), I would be very interested in working with the applicant on ensuring that our preliminary 9-Line Trail designs and any future proposals on their part fit together like a glove.

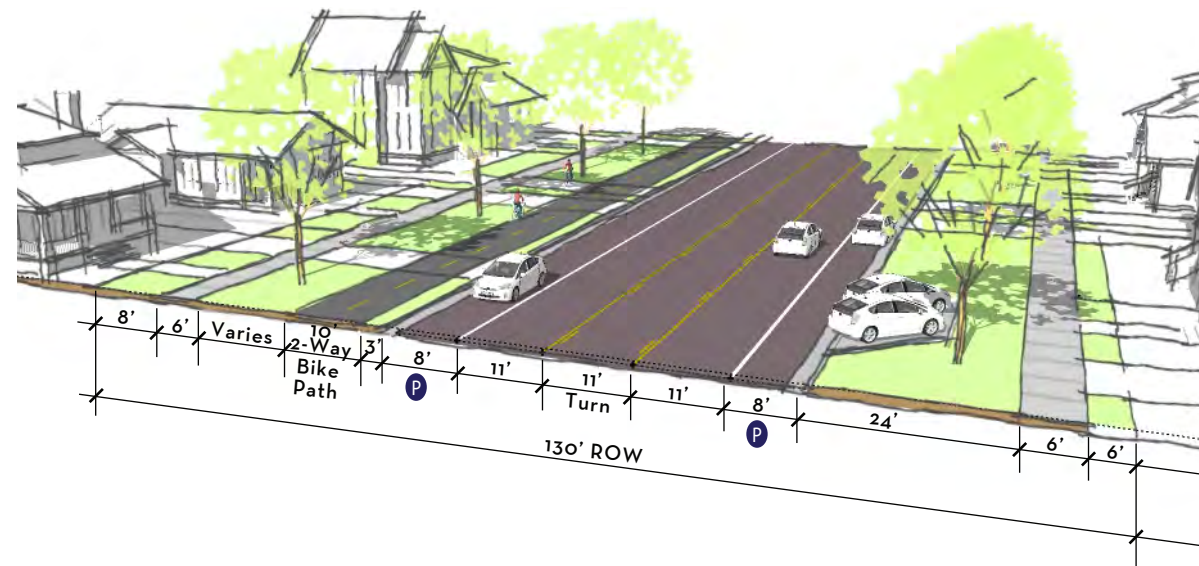
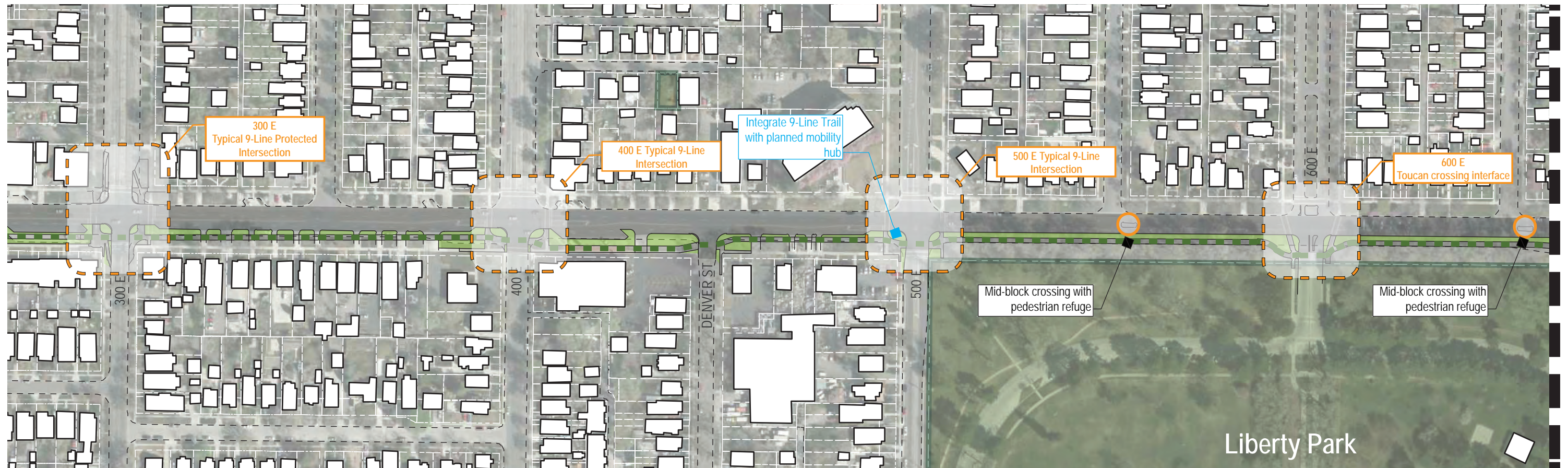
As an FYI, the City is currently investigating the possibility of the consolidation of several high-profile public infrastructure projects on 900 South between 900 East and 900 West (trail, road reconstruction, stormwater, water mains) to dramatically improve the streetscape and utilities within the next five or so years while minimizing the impacts to adjacent property owners.

In the preliminary designs in the 9-Line Trail Extension Study (see attached for selected pages), the on-street angled parking remains, but is shifted to the north (along with the rest of the curb line) in order to make space for the trail between parking and the existing sidewalk.

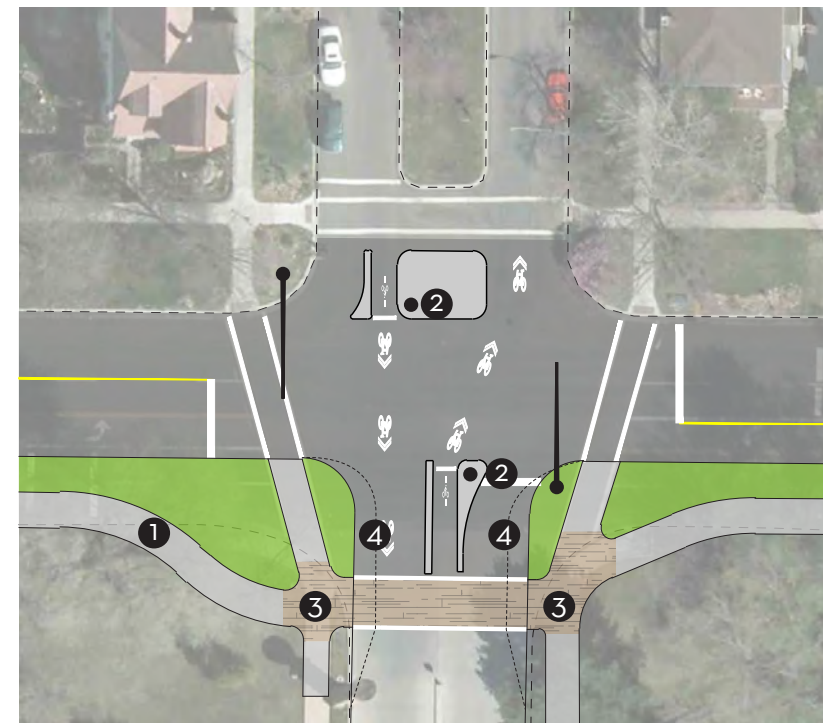
I should note that this is only preliminary and additional design revision will be done over the next 12-18 months. I cannot promise that the attached design will be the exact same then as it is now.

Zoning (Greg Mikolash): No zoning related issues at this time. Future comments may be associated with the building permit for the subject properties.

9-LINE TRAIL CENTRAL: 300 E TO LINCOLN ST.



- 4** Proposed 900 S / 9-Line Trail
- 2-Way Bike Path



600 E Toucan Intersection

- 1** Path bends out to allow bicyclists to enter existing Toucan channel. Bend out should be routed to prevent damage to existing mature trees in Liberty Park.
- 2** Existing toucan push-button
- 3** Standard 9-line corner plaza detailing
- 4** Curb extensions to shorten crossing (optional)