



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: David J. Gellner, AICP, Principal Planner; 385-226-3860; david.gellner@slcgov.com

Date: June 9, 2021

Re: Zoning Map Amendment (PLNPCM2021-00249)

Zoning Map Amendment

PROPERTY ADDRESS: 835 S Redwood Road & 1668 W Indiana
PARCEL SIZE: Total of .28 acres (Approx. 12,200 square feet)
PARCEL ID: 15-10-205-016 and 15-10-205-017
MASTER PLAN: Westside Master Plan (2014)
ZONING DISTRICT: R-1/5000 – Single-Family Residential

REQUEST: Salt Lake City has received a request from property owner Khiem Tran requesting that the City amend the zoning map for two (2) properties located at 835 S Redwood Road and 1668 W Indiana Avenue respectively. The property at 1668 W Indiana currently contains an individual single-family dwelling while the other property is vacant. The applicant is requesting to change the zoning map designation of the property from R-1/5000 (Single-Family Residential) to R-MU-45 (Residential/Mixed Use) to develop a new commercial or mixed use on the consolidated 12,200 square feet parcel. Conceptual drawings have been provided but no specific site development proposal has been submitted at this time.

The Planning Commission's role in this application is to provide a recommendation to the City Council, who will make the final decision on the requested zoning map amendment.

RECOMMENDATIONS:

Based on the analysis and findings of fact in this staff report, planning staff finds that the zoning map amendment petition meets the standards, objectives and policy considerations of the city for a zoning map amendment and recommends that the Planning Commission forward a positive recommendation to the City Council to change the properties from R-1/5000 to the R-MU-45 zone.

ATTACHMENTS:

- A. [Future Land Use Map](#)
- B. [Applicant Information](#)
- C. [Existing Conditions](#)
- D. [Analysis of Standards](#)
- E. [Public Process and Comments](#)
- F. [Department Comments](#)

VICINITY MAP



PROJECT DESCRIPTION:

Reason for Request

The applicants are requesting to change the zoning map designation of the properties from R-1/5000 (Single-Family Residential) to R-MU-45 in order to consolidate the parcels and develop a mixed use on the combined site. One subject property contains a single-family dwelling while the other is vacant. The properties are currently zoned R-1/5000 – Single Family Residential, which prohibit the development of commercial or mixed uses on the site. The proposed R-MU-45 zone would allow both commercial and mixed uses. While no specific site development proposal has been submitted, the applicant has provided some conceptual drawings and indicated that if the zoning change is approved, they intend to consolidate the parcels and develop a mixed use on the combined property with ground floor commercial/retail and upper floor apartments.

The Master Plan is not being changed and the proposed zoning is supported by changes identified in the Westside Master Plan as being a future “Community Node”. The applicant’s narrative explaining the rationale for the zoning map amendment request and conceptual plans can be found in [Attachment B](#) of this report.

KEY CONSIDERATIONS:

The key considerations associated with this proposal are:

1. Neighborhood and City-Wide Master Plan Considerations
2. Change in Zoning and Compatibility with Adjacent Properties
3. Housing Mitigation Loss Requirements
4. Consideration of Alternate Zoning Districts

Key considerations are discussed further in the following paragraphs and were identified through the analysis of the project ([Attachment D](#)) and department review comments ([Attachment F](#)).

Consideration 1: Neighborhood and City-Wide Master Plan Considerations

The subject area is discussed in the Westside Master Plan (2014). The Westside Master Plan recognizes a need to encourage growth, redevelopment, and reinvestment in the Westside in order to support the vision of the Westside Community as a “beautiful, safe, sustainable place for people to live, work, and have fun.” The Master Plan proposes a number of ways to accommodate this growth, and a key component of this includes the concept of developing “nodes.”

A node is defined as “an intersection consisting of at least one major road where there is potential for changes in land use and the development pattern.” Additionally, they are “integrated centers of activity” and critically, they are the “key types of locations for redevelopment” in the community. The Master Plan designates these nodes as places where the community can and should accommodate future growth and development. There are several different levels of nodes including neighborhood, community, and regional nodes. The Master Plan shows the subject properties as part of an identified “Community Node.” This type of node is described as follows:

“Community nodes are larger in scale than their neighborhood counterparts because they generally offer retail and services that attract people from a larger area. While some existing community nodes do not have residential components, new developments at these locations should incorporate housing. These nodes provide good opportunities to add density with multi-family residential units. Densities should be on the order of 20 to 30 dwelling units per acre with appropriate building forms to complement adjacent lower density uses if necessary. Accessory dwelling units (ADUs), which are fully separate dwelling units that are located on the same lot as the primary residence, may be appropriate at community nodes. ADUs are an effective way to increase density within the stable areas, especially with the community’s deep single-family lots. Retailers such as grocery stores, clothing stores or small professional offices are appropriate anchors for community nodes. These nodes can also be anchored around or include institutional uses, such as churches, schools or daycares. Community nodes should be comfortable and safe for pedestrians and bicyclists while providing some off-site parking that is located behind or to the side of the buildings. Developments around these type of nodes should also be accessible to regular public transportation service.” (41)

The subject properties are currently zoned for single-family residential development and include one existing dwelling unit. The current zoning district imposes limitations on what may be developed in the area in terms of residential uses and prohibits commercial or mixed used in this area. The intent of this change is to provide additional residential growth and add commercial uses on the site. Having both commercial uses, and the residential density to support businesses located at a node is vital to the success of the businesses, and attractive to the residential population which benefits from the convenience and close proximity of these uses.

The proposed change is generally in compliance with the Westside Master Plan and vision for this intersection as a future Community Node.

Plan Salt Lake Elements and Considerations

Plan Salt Lake (December 2015) outlines an overall vision of sustainable growth and development in the city. This includes the development of a diverse mix of uses which is essential to accommodate responsible growth. At the same time, compatibility, that is how new development fits into the scale and character of existing neighborhoods is an important consideration. New development should be sensitive to the context of surrounding development while also providing opportunities for new growth.

Guiding Principles outlined in Plan Salt Lake that would relate to the proposed change include the following:

- *Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.*
- *Growing responsibly while providing people with choices about where they live, how they live, and how they get around.*

Plan Salt Lake also talks about the following initiatives that would relate to the proposed changes:

- *Neighborhoods - Encourage and support local businesses and neighborhood business districts.*
- *Economy - Support the growth of small businesses, entrepreneurship and neighborhood business nodes.*

The proposed zoning map amendment and overall project is aligned with the vision and guiding principles contained in Plan Salt Lake and are supported by the policies and strategies in that document as cited above.

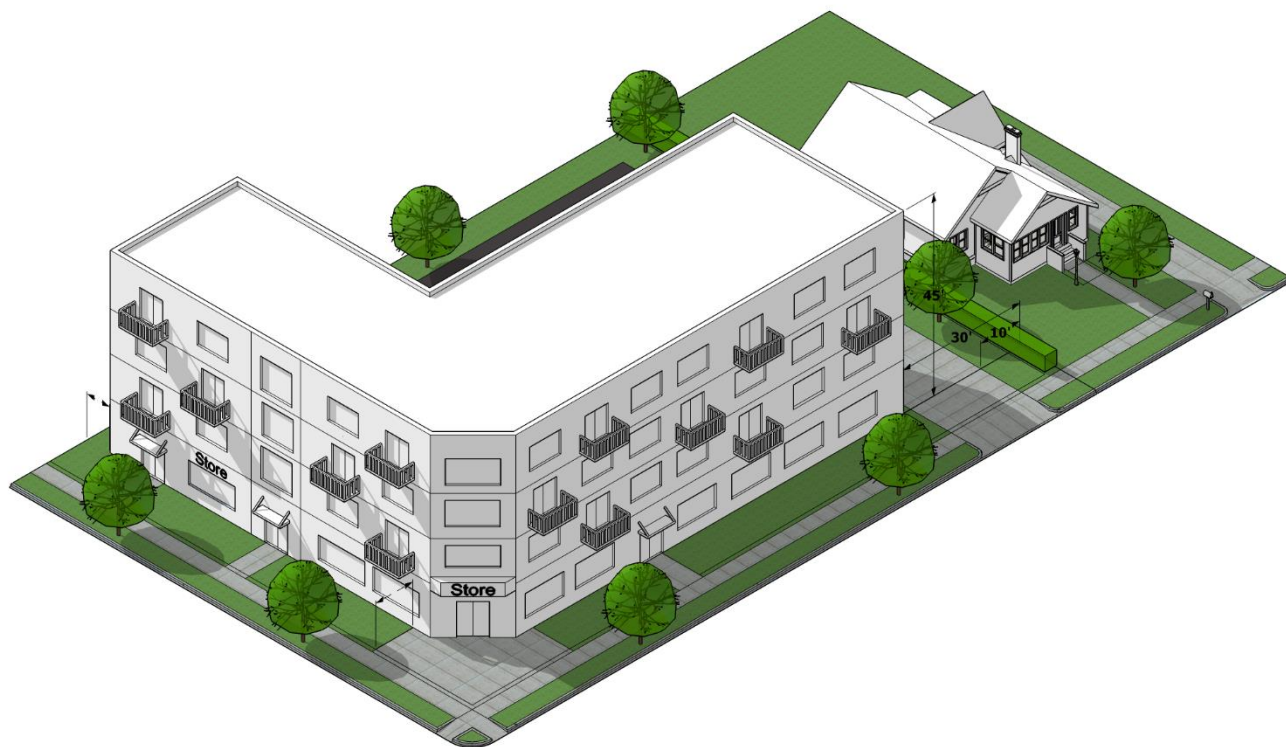
Consideration 2: Change in Zoning and Compatibility with Adjacent Properties

The subject properties have frontage on Redwood Road, a major UDOT arterial that passes through the community and also on Indiana Avenue, which is identified as City Arterial in the SLC Transportation Master Plan. Abutting properties to the north and east abutting are zoned R-1/5000. Across Redwood to the west and to the south-west of the intersection, properties are zoned CC – Corridor Commercial. The properties to the immediate east and north of the subject properties contain single-family dwellings. To the immediate south of the property, the zoning is CC but development consists of single-family residential uses. Across Redwood on the north side of Indiana, the property has been developed for a truck and auto repair uses. The south-west corner of the intersection contains the Vermeer Company, which sells and services industrial equipment and includes outdoor storage activities.

The requested R-MU-45 zoning allows for commercial, multi-family and mixed uses that are not allowed under the current zoning. Since the proposed zone abuts single family residential zoning, the height limit in the R-MU-45 zoning district would be strictly limited to 45-feet. There is not a process to exceed that height. In addition, when abutting single or two-family zoning, a landscaping buffer of 10-feet would be required. To the north, there is an existing alley that is approximately 14-feet wide that would provide additional separation to the neighboring property. To the immediate east of the subject property, if the property orientation were such that yard facing Indiana was considered the front yard, a landscaping buffer of 10-feet would be required in the yard to the east which would be considered a side yard. The side yard setback would have to be increased one foot (1') for every one foot (1') increase in height above thirty feet (30') on the subject property. The building may be stepped so taller portions of a building are farther away from the side property line. If the front of the development were addressed off of Redwood, the space between the development and property the east would be considered a rear yard. In that case, the rear yard would have to be 25% of the lot depth. The property dimension west to east is approximately 85 feet, so a rear yard of approximately 21-feet would be required. At least 10-feet of this rear would have to be dedicated as a landscape buffer. Although the configuration is not known, these yard and buffering requirements would help to mitigate any potential

conflicts between uses if the property was rezoned and redeveloped. Below is a diagram that illustrates how a mixed use building in the R-MU-45 zone would be separated from a single-family use on the abutting property.

Given the location of the property and surrounding zoning, it is staff's opinion that the change in zoning from R-1/5000 to R-MU-45 on these properties would be appropriate in the context of the area and would not lead to changes that are out of character or incompatible with the existing development in the area.



Conceptual Drawing of an R-MU-45 Mixed Use Building located beside Single-Family Residential Development (Note: For setback illustration purposes only, not a proposed design.)

Consideration 3: Housing Mitigation Loss

If the properties are developed strictly for a commercial use without a residential component, the removal of the existing dwelling would be subject to the provisions of Chapter 18.97 – Mitigation of Residential Housing Loss of City Code. The applicant would have to pay a mitigation fee for removing the existing housing unit. The application and process would be a matter separate from the Planning Commission and will be reviewed by the Housing Advisory and Appeals Board (HAAB). While this is outside of the purview of the Planning Commission it is identified here for process clarification.

Consideration 4: Consideration of Alternate Zoning Districts

The applicant specifically requested a change to the R-MU-45 zoning district. Planning Staff considered and analyzed different zoning districts for the property in lieu of a change to the requested R-MU-45 zoning district and considered the following:

- The main driver for this change is the applicant's desire to develop a mixed use on the property. Commercial uses are not allowed by the current single-family zoning.
- The Master Plan calls for a community node in this area which the requested R-MU-45 zoning would support.
- The R-MU-45 zoning district includes a landscaping buffer of 10-feet when next to single or two-family residential.
- There is an existing alley that is approximately 14-feet wide between the vacant parcel located at 835 S Redwood and the single family property to the north. This condition will provide additional separation between the uses.
- The R-MU-45 zoning district does not allow the height of a building to exceed 45-feet through any process when adjacent to single or two-family residential.
- The other intersection corners are zoned CC – Corridor Commercial. Development under that zoning is allowed to a height of 30-feet by right and up to 45-feet through the Design Review process.

Changing to a commercial zone such as CC – Corridor Commercial would be consistent with the other corners. That designation would allow for both multi-family and mixed uses but would limit the type of residential uses to multi-family and would preclude single-family homes and two-family dwellings. Although the applicant has not indicated that as the intent, .

Staff also considered the R-MU-35 zoning district in lieu of the requested R-MU-45 district. The R-MU-35 includes many of the same design standards and allows essentially the same uses as the R-MU-45 zone. The height limit on R-MU-35 would be limited to 35-feet with no process available to go above that since it abuts single-family zoning. However, given the strict height limitation of 45-feet, site conditions including an existing alley to the north, landscape buffer requirements between the proposed zone and single-family zoning and the potential for other properties zoned CC to redevelop to a potential height of 45-feet, staff feels the requested R-MU-45 zone is appropriate for this location.

For these reasons and the issues identified in the Key Considerations and Analysis of Standards sections of this report, a change to an alternate zoning district in lieu of the applicant's original request for the R-MU-45 zoning district is not being recommended by staff.

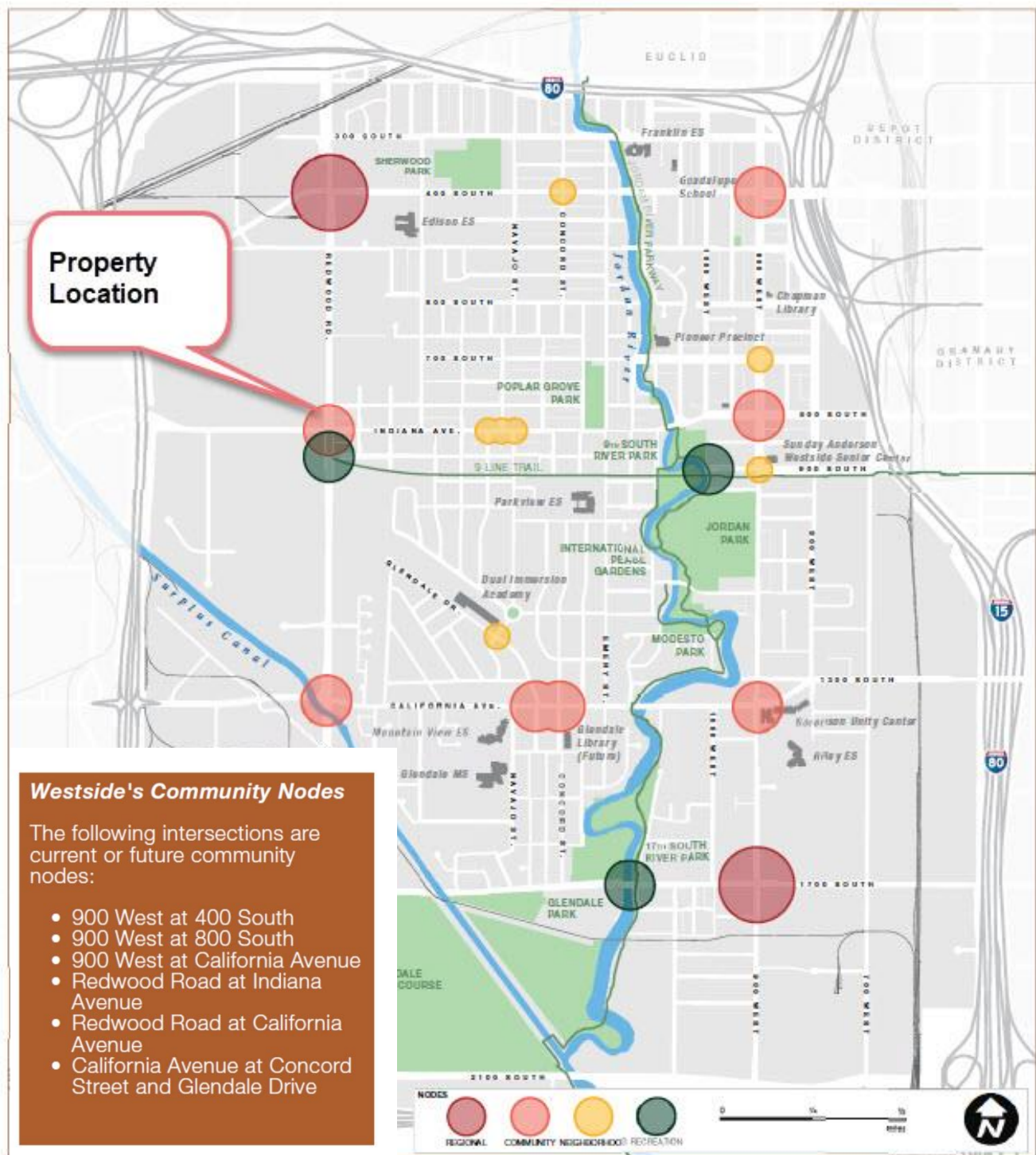
DISCUSSION:

The applicant has proposed to rezone the properties from the existing R-1/5000 to R-MU-45 zoning designation in order to develop a mixed use on the combined site. It is staff's opinion that the change in zoning for these properties would not substantially impact the character of the area. As such, staff finds that the requested zone change is appropriate when considered in the context of the area and is recommending that the Planning Commission forward a positive recommendation to the City Council in regard to the proposed amendments.

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 ultimately approved, the applicant may proceed with the submission of plans for the mixed use project under the parameters of the new zoning designation.

ATTACHMENT A: Future Land Use Map in the Master Plan



The locations of the various types of nodes throughout the Westside Master Plan's study area.

ATTACHMENT B: Applicant Information

The narrative and other exhibits found on the following pages were submitted by the applicant in relation to the requested zoning change.

Project Description

A statement declaring the purpose for the amendment.

The Westside community identified several existing and potential community nodes during outreach and engagement activities. Some nodes were clearly popular choices: Redwood Road at Indiana Avenue is an example of a potential node that was mentioned.

The two properties that have Parcel #15102050160000 and 15102050170000 located at 835 S Redwood Road and 1668 W Indiana Avenue Salt Lake City, UT, 84104, respectively, are currently zoned as R-1/5000 (single-family residential), and I propose to change the zone to RMU-45.

A description of the proposed use of the property being rezoned.

My buildings would support the Westside Master Plan, which designates the intersection of Redwood Road and Indiana Avenue as a "Community Node". Rezoning the property to RMU-45 would allow me to build a complex that supports multi-family apartments and commercial/retail business rather than two single-family homes. Specifically, the ground level of the buildings would be for commercial/retail business. The upper levels would be multi-family apartments. Each floor would have three to four apartments, with either two or three bedrooms and approximately 1200-1400 square feet per apartment. This would promote the desired reinvestment and redevelopment that the Westside Master Plan describes. This location would be appealing to families with easy access to Salt Lake City and the freeway.

These buildings would promote reinvestment and redevelopment in the Westside community through changes in land use, improved public infrastructure, and community investment. Businesses such as grocery stores, clothing stores, fast food and sit-down restaurants, and offices would be convenient for both the nearby single-family homes, multi-family residents, and the nearby industrial employees.

The Westside Master Plan emphasizes the need to "maximize use of property". Allowing property owners at the identified community nodes to take full advantage of their properties to add density and commercial intensity to the area will be the best use for the property and its community. A certain percentage of residential development should be required for developments over a certain size, and the density benchmarks should be between 25 to 50 dwelling units per acre. Developers should be encouraged to aim for three to four stories in height, provided appropriate buffering and landscaping can make the new development compatible with any surrounding single-family development.

List the reasons why the present zoning may not be appropriate for the area.

1 - The other three corners at the intersection of Redwood Road and Indiana Ave. are currently zoned for commercial use. The northwest and southwest corners are already

commercial buildings, and the large property adjacent to the property at the southeast corner is also a commercial building, meaning that it would not be ideal to build two single-family homes at the intersection.

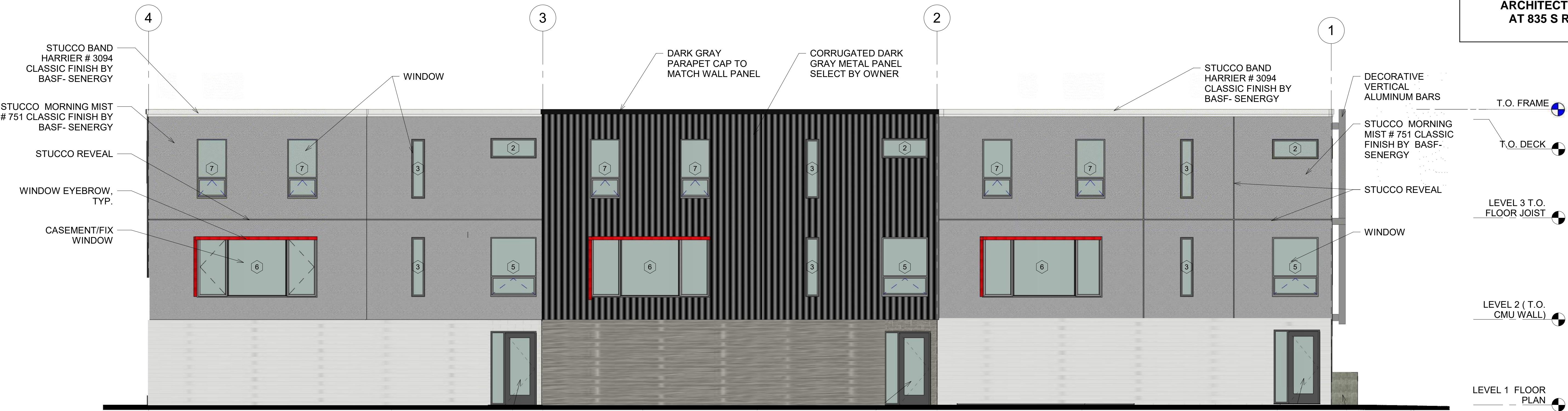
2 - The intersection of Redwood Road and Indiana Ave. is one of the entrances to downtown, so it needs to have an aesthetically-pleasing building to welcome people downtown instead of two simple single-family homes.

3 - Multi-family dwelling units may require less land than a single-family home.

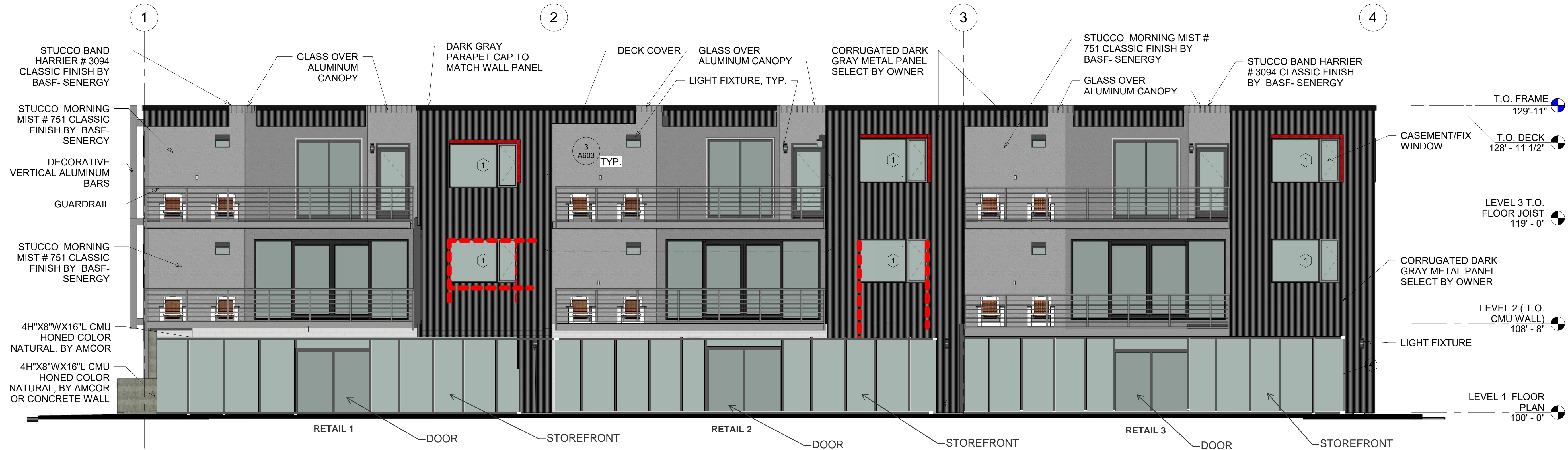
My proposal to rezone the properties will create a new look at the Redwood Road at Indiana Avenue Community Node and also contribute a part to making the Community Node more attractive to the community and also support the designations of the Westside Master Plan's expectations. Because of the reasons stated, my proposal to rezone my properties will benefit the Community Node and its residents.

PROPOSAL 1: MIXED USE

ARCHITECTURAL DESIGN CONCEPT OF PROPERTY
AT 835 S REDWOOD RD. AND 1668 INDIANA AVE.



1 BACK ELEVATION (EAST)
3/16" = 1'-0"

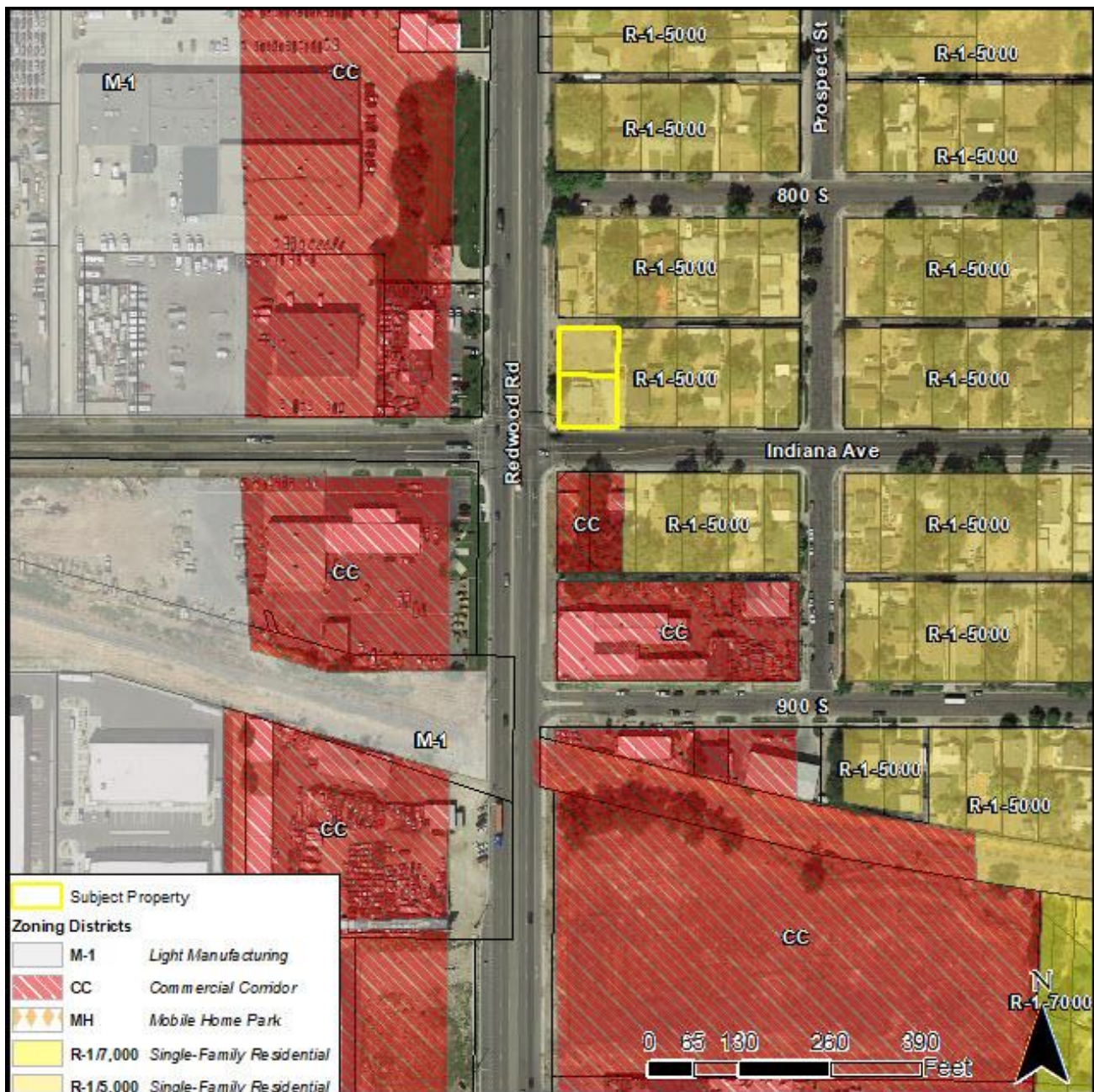


2 FRONT ELEVATION (WEST)
3/16" = 1'-0"

**ARCHITECTURAL DESIGN CONCEPT OF PROPERTY
AT 835 S REDWOOD RD. AND 1668 INDIANA AVE.**



ATTACHMENT C: Existing Conditions



Property Location Context and Existing Conditions

The subject properties are located by the north-east corner of the intersection of Redwood Road and Indiana Avenue. Redwood is a major State Arterial while Indiana Avenue which is identified as City Arterial in the SLC Transportation Master Plan. Abutting properties to the north and east abutting are zoned R-1/5000. Other properties at this intersection are zoned CC – Corridor Commercial. The location context is also described more fully in the Key Considerations section of this report.

Adjacent Land Uses and Zoning

North, East: Zoned R-1/5000 – Residential Zoning. Existing single-family uses.

West – CC – Corridor Commercial zoning – automotive and industrial equipment uses.

South – CC – Corridor Commercial – existing single-family uses.

Development Pattern

The overall development pattern of the area is dominated by commercial and light industrial uses along Redwood Road which end as you travel east of Redwood and the uses become single-family residential. Corner locations such as the subject properties often define an area of transition between commercial and residential uses. The Westside Master Plan identified many of these areas as nodes where there is potential for changes in land use and the development pattern and as key locations for future redevelopment. This area was identified as a future node in the Plan. Businesses in these nodes would be supported by adjacent residential uses.

Comparison of the Existing and Proposed Zoning

The subject property is zoned R-1/5000- Residential. The purpose of the R-1/5000 zoning district follows:

The purpose of the R-1/5,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

The applicant has requested that the property be changed to the R-MU-45 – Residential Mixed Use zoning district. The purpose of the R-MU-45 zoning district follows:

Purpose Statement: The purpose of the R-MU-45 Residential/Mixed Use District is to provide areas within the City for mixed use development that promotes residential urban neighborhoods containing residential, retail, service commercial and small scale office uses. The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented.

Some highlights of the differences in allowed uses and building design between the existing R-1/5000 and proposed R-MU-45 zoning district are:

- The R-1/5000 zoning district prohibits all types of commercial and multi-family uses.

- The R-MU-45 zone allows single-family uses but also allows residential uses such as townhomes and twin homes and multi-family uses. It also allows a wide variety of commercial of business and retail uses as well as mixed uses combining both residential and commercial uses.
- The height limit in the R-MU-45 zone is 4- feet while it is 28-feet in the R-1/5000 district for a peak-roofed building.
- Since the R-MU-45 zone abuts single family residential, the maximum height allowed would be 45-feet and the height cannot be increased through any process.

For context, the other corners of the intersection are zoned CC – Corridor commercial. The CC zoning districts allows buildings up to 30 feet tall by right and up to 45-feet tall though the Design Review process.



Existing Single-Family Home on Subject property located at 1668 W. Indiana Avenue



Single Family Home at 1668 W. Indiana Avenue looking toward Redwood Road



Vacant property at 835 S. Redwood looking south toward Indiana Avenue



Existing alley between vacant property at 835 S. Redwood & development to the north

Existing Zoning

R-1/5000 Development Standards (21A.24.070)					
MAX. BUILDING HEIGHT	LOT COVERAGE	FRONT YARD	REAR YARD	SIDE YARD	LANDSCAPE YARDS
28 feet for pitched roofs 20 feet for flat roofs	40%	Average of front yards for existing buildings on block face. Where none, 20 feet minimum	25% of lot depth or 20 feet, whichever is less	Corner: 10 feet Interior: 4 feet on corner lots 4 feet on one side and 10 feet on the other for interior lots	

Proposed Zoning

R-MU-45 Development Standards (21A.24.168)					
MAX. BUILDING HEIGHT	LOT COVERAGE	FRONT YARD	REAR YARD	SIDE YARD	LANDSCAPE YARDS
45 feet – up to 55 feet through the Conditional Building and Site Design Review process except when next to single or two-family residential 20 feet for non-residential buildings	No maximum specified.	Varies by use. 5 feet minimum and 10 feet maximum for residential uses 5 feet minimum and 15 feet maximum for multi-family and non-residential or mixed use	Varies by use. 20% of lot depth but not to exceed 20-25 feet on residential uses. 20% of lot but not to exceed 30 feet for multi-family and non-residential or mixed use	<u>Residential</u> Corner side: minimum 5 feet and maximum 10 feet on residential uses Interior side: 4 feet on residential uses <u>Commercial/Multi-Family/Mixed Use</u> Corner side: minimum 5 feet and maximum 15 feet Interior: No setback is required unless an interior side yard abuts a single- or two-family residential district. When a setback is required, a minimum ten foot (10') setback must be	20% open space required for residential uses and mixed uses containing residential uses. Landscape buffers required when abutting single or two-family residential

				<p>provided, and the minimum side yard setback shall be increased one foot (1') for every one foot (1') increase in height above thirty feet (30'). Buildings may be stepped so taller portions of a building are farther away from the side property line. The horizontal measurement of the step shall be equal to the vertical measurement of the taller portion of the building.</p>	
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ATTACHMENT D: ANALYSIS OF STANDARDS

ZONING MAP AMENDMENTS

21A.50.050: 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 with Master Plan policy statements and Future Land Use Map	<p>The Westside Master Plan speaks to creating opportunities</p> <p>Staff believes that based on the existing land uses, development pattern and the adopted master plan, that rezoning the parcel to R-MU-45 zoning district is appropriate for the following reasons:</p> <ul style="list-style-type: none"> • The proposed change in zoning is consistent with the future land use map in the Master Plan which identifies this as a Community Node. • The proposed change is in compliance with the future vision for the area. • The proposed zoning map amendment is aligned with the vision and guiding principles contained in Plan Salt Lake. <p>This is further articulated and discussed in the Key Considerations section in regard to the <i>Westside Master Plan</i>.</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. (Ord. 26-95 § 2(1-3), 1995) <p>The proposed zone change from R-1/5000 to R-MU-45 would support the purposes of the zoning ordinance found in Chapter 21A.02.0303: Purpose and Intent as outlined above. In particular, the change would help to support the city's business and residential development (G.)</p> <p>It would also help implement the applicable Master Plan for the area.</p>

3. The extent to which a proposed map amendment will affect adjacent properties;	Complies	The proposed R-MU-45 zoning district would allow commercial and mixed uses which are not currently allowed by the R-1/5000 zoning. The overall scale and allowed uses in the proposed zone are intended to be compatible with adjacent residential uses. The incorporated mitigation measures including buffering, height limitations and existing conditions as well as the location context of the property, will help to mitigate the impact of future development and will not lead to development that is incompatible with neighboring properties.
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards	Complies	The subject properties are within the Airport Flight Path Protection Zone H. The overlay specifies that uses must match the underlying zoning and that height is also limited to that specified in the underlying zoning district.
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.	Complies	<p>The proposed development of the subject properties was reviewed by the various city departments tasked with administering public facilities and services. The city has the ability to provide services to the subject property. The infrastructure may need to be upgraded at the owner's expense in order to meet specific City requirements.</p> <p>If the rezone is approved, any new use will need to comply with the applicable requirements for redevelopment of the site. Public Utilities and other departments will review any specific development proposals submitted at that time and additional comments and requirements may apply to that development proposal.</p>

ATTACHMENT E: 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:

- Notice of the project and request for comments sent to the Chair of the Poplar Grove Community Council on March 25, 2021.
- Staff sent an early notification announcement of the project to all residents and property owners located within 300 feet of the project site on March 25, 2021 providing notice about the project and information on how to give public input on the project.
- Staff hosted an online Open House to solicit public comments on the proposal. The Online Open House period started on March 29, 2021 and ended on May 10, 2021.
- The 45-day recognized organization comment period expired on December 7, 2020.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on: May 27, 2021
- Public hearing notice sign posted on property: May 27, 2021
- Public notice posted on City & State websites and Planning Division list serve: May 27, 2021

Public Input:

As of the date of this staff report, no formal comments were submitted, and no objections were raised in regard to the proposed changes.

ATTACHMENT F: Department Comments

CITY DEPARTMENT COMMENTS

Zoning Review

Demolition permits will be required to remove the existing structures.

Engineering:

No objections.

Sustainability

No objections from Sustainability.

Transportation

No comments provided.

Fire

No comments provided.

Public Utilities

No concerns. Further review at the Building Permit depending on the type of construction.