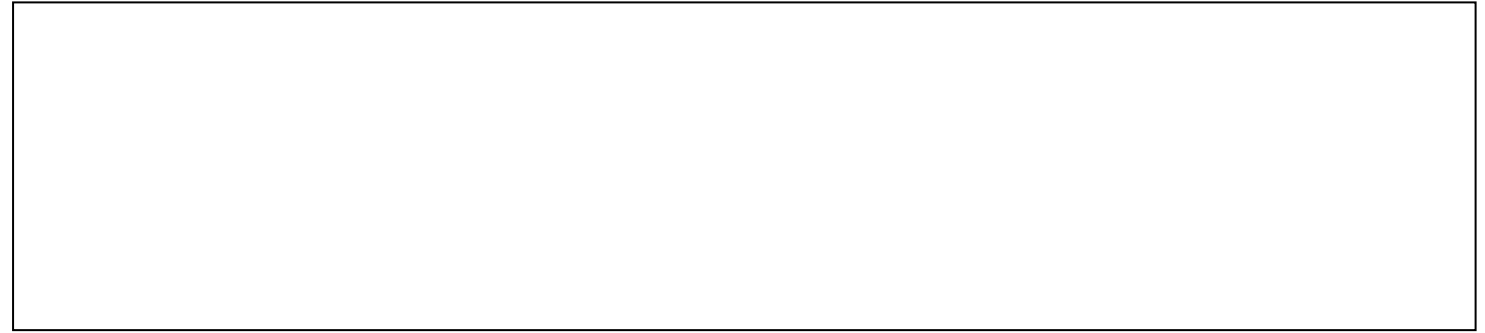


# Revising the Design Review Process (PLNPCM2016-00615)



## What is the Project?

The Salt Lake City Planning Division is conducting an evaluation of the Conditional Building and Site Design Review (CBSDR) process and standards. This effort will examine the regulations that the Planning Commission uses to evaluate projects that seek flexibility in design standards (such as building height or square footage) in certain zoning districts. There are multiple challenges and conflicts that the current regulations present to applicants and administration.

Staff will also consider regulations in the GMU (Gateway Mixed Use) and CS (Community Shopping) zoning districts that require new construction projects to be reviewed as planned developments. In some cases, design review may be the more appropriate review process.

## Why make the Change?

Since 2012, there has been a steady increase in the number of projects that have either been required to submit to the CBSDR process or an applicant has chosen to submit to the process. The increase in applications has highlighted several issues with the CBSDR process related to the application and administration. These include:

### Application

- Process is confusing for applicants and the public.
- Design standards are either too vague or too specific, leading to confusion for the applicant, public and Planning Commission.
- Presentation of standards is text only; no graphics to illustrate design concepts.
- Relationship between CBSDR, Special Exception and Planned Development is confusing.
- Design review is a perceived barrier by some applicants.

### Administration

- Role of the Planning Commission is vague.
- Planning Commission has not received training on design review.
- Process is difficult to administer due to vague language of the ordinance.
- Standards of review do not related to the design standards that are triggering the process.
- Standards of review contain specific requirements that do not relate to the reasons the project is in the process, the purpose of the base zoning, or the local context.
- Scaleability/applicability of standards across neighborhoods is problematic.
- Design quality varies from project to project; better design is not a definitive outcome.

- Some zoning districts require all new development to submit a Planned Development application; design review may be more appropriate.
- CBSDR name is onerous and confusing.

A number of base zoning districts require certain projects to go through this process, such as buildings over a certain height, buildings over a certain square footage, or buildings that do not meet performance criteria (TSA district). In addition, a number of recent master plans identify high quality development, urban design, and building design as important feature of neighborhood character. These goals are not well served by the current process.

## What are the Concerns with the proposed change?

Planning staff is conducting a comprehensive review of our current regulations and, in conjunction with public discussion, will propose appropriate changes. Specific changes are forthcoming.

## Get Involved

The first public forum for this effort is scheduled for October 20, 2016 at the monthly Planning Division Open House. If you would like to participate in smaller focus groups to be held in September and October (dates TBD), please email Molly Robinson at [molly.robinson@slcgov.com](mailto:molly.robinson@slcgov.com).

## Learn More

The existing ordinance can be found [here](#).

## Connect

To comment on the project, or to obtain more information, contact Molly Robinson, Urban Designer, at:

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