

**Proposed
Lincoln Street/200 South
Rezone**



WHAT IS THIS PROJECT?

The Council is considering a property owner's petition to change the zoning of five parcels near Lincoln Street and 200 South (159 South Lincoln, 949, 955, 959 and 963 East 200 South).

The property owner is asking to change the zoning regulations from low to medium density in a residential neighborhood, giving them the option to build multi-family housing with greater density in the future.



WHAT IS THIS PROJECT?

continued

The subject properties are part of the Central City National Historic District in the Bryant Neighborhood. Though several of the subject parcels are considered contributing to the National Historic District (NHD), there are not any City preservation regulations. (The structure at 159 South Lincoln Street is not considered contributing to the Historic District.)

NHDs are incentive based historic districts that grant financial incentives to property owners for restoration or rehabilitation of historic structures.



WHAT WE'VE HEARD

"If the Council approves this petition, then the buildings can be and will be torn down."

The petition is solely about whether higher density units may or may not be built on the property in the future, not on what is happening with the current buildings.



WHAT WE'VE HEARD

"Approving this petition would allow the property owners to build luxury apartments that don't fit the feel of the neighborhood."

The Council's decision about zoning will affect the type of development that can occur on the parcels; but demolition, redevelopment, or renovations are all permissible whether the Council approves the requested zoning change or not.



WHAT WE'VE HEARD

"This petition has received negative feedback from the community and community councils, and received a negative recommendation from the City's Planning Commission. This is a last ditch effort from the property owners to the City Council to get their petition passed."

As the legislative branch of government, the Council is the final decision-making body regardless of the Planning Commission's recommendation. So even if the Planning Commission provides a negative recommendation, the original petition from the property owner still comes to the Council as a step in the process.



WHAT'S NEXT?

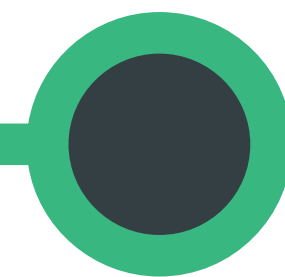
As part of the timeline for this item, a potential vote is scheduled for Tuesday, March 16th during the 7 p.m. Formal Meeting. More background information on this proposal can be found at www.slc.gov/council.



Briefing/Discussion
Tuesday, February 2



Public Hearing
Tuesday, March 2



Potential Action
Tuesday, March 16

Have more questions? Comments? Let us know!

council.comments@slcgov.com

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