

Zoning Map Amendment – 2260, 2270, & 2290 E 1300 S

Planning Petition Information for PLNPCM2025-00558



Petition Number: PLNPCM2025-00558

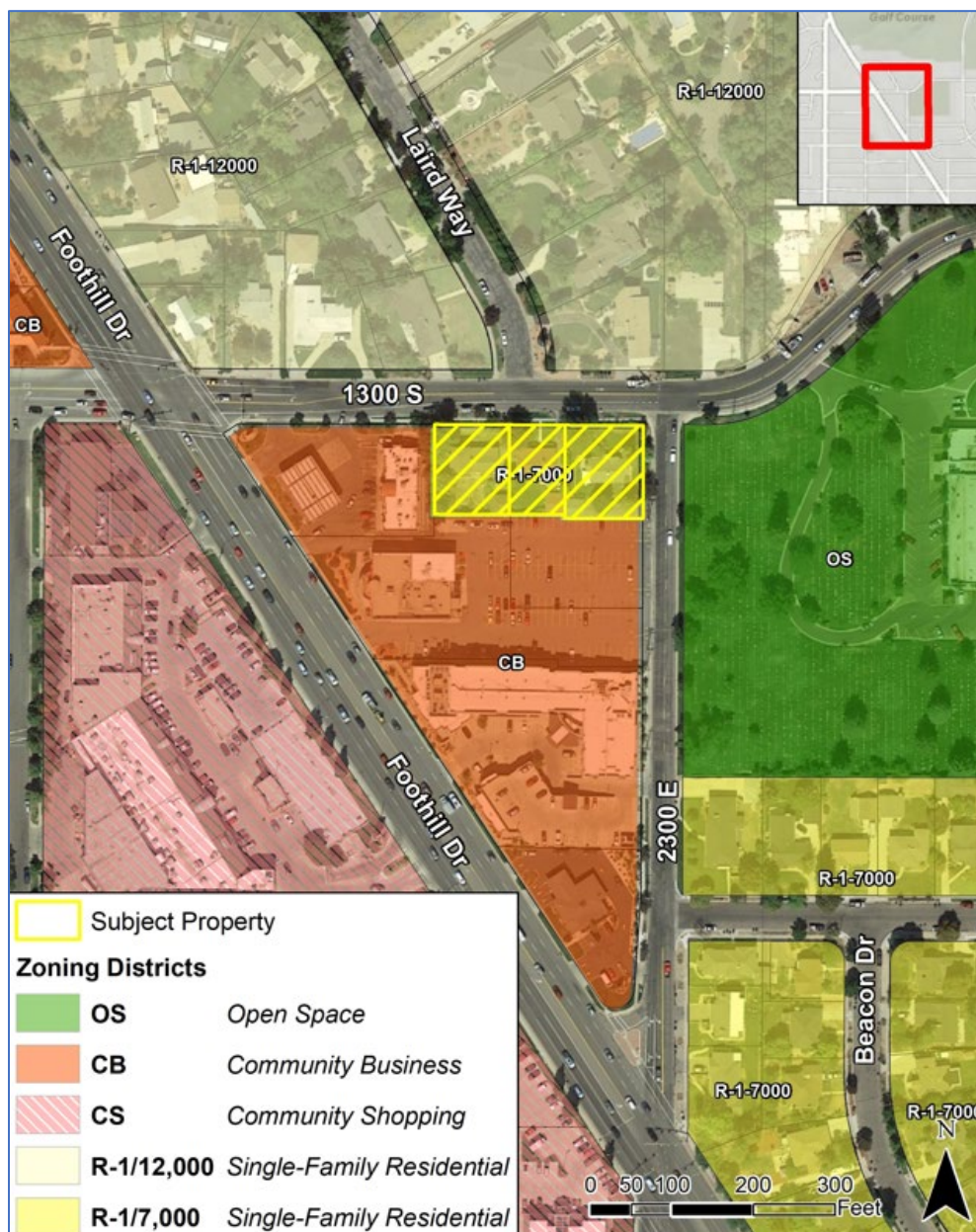
Application Type: Zoning Map Amendment

Project Location: 2260, 2270 & 2290 E 1300 S

Zoning District: R-1-7000 Single Family Residential

Overlay District: Groundwater Source Protection Primary Zone

Council District: Council District 6, represented by Dan Dugan



Vicinity Map

What is the request?

J-Development, LLC property owner representative, is requesting approval of a zoning map amendment petition for the properties at approximately 2260, 2270, and 2290 E 1300 S. The proposal is to rezone the properties from R-1-7000, Single Family Residential to CB, Community Business, zoning district. The subject properties contain existing single-family dwellings. The proposed rezone is intended to allow for a portion of a 30-unit residential development, which includes 10 townhomes and 20 condominiums including 4 affordable units for buyers who meet 80% of the Area Medium Income (AMI).

What are the next steps?

- Notice of this application has been sent to the Chair of the East Bench Community Council, where the property is located, who may choose to schedule the matter at an upcoming meeting. Please contact the chair(s) of these organizations to determine whether a community council will review this petition and when and how that meeting will occur. The contact information for this group is as follows:
 - East Bench Community Council Chair: Anthony Wright – EBCC.Chair@gmail.com
- Notice has also been sent to property owners and residents within 300 feet of the project to obtain public input and comments on the proposal. Notified parties are given a 45-day period to respond before a public hearing with the Planning Commission can be scheduled.
- During and following this comment period, the Planning Division will evaluate the proposal against the applicable standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.
- The Planning Commission will then hold a public hearing to gather additional comments and make a recommendation to the City Council, which will hold a final public hearing before making a final decision.

What is the role of the Planning Staff in this process?

Planning Staff processes the application, communicates with the applicant to understand the project, and seeks input from the community.

Where can I get additional information?

The applicant has provided a packet with the plans as well as a project description. The application packet is a public record and available for download. To access this information:

1. Visit the open house webpage for this petition at <https://www.sl.c.gov/planning/open-houses/>.
2. Click on the project title for this petition, located under the “Active Online Open Houses” section
3. Click “Additional Information”
4. Click any applicant-submitted item to download submitted plans

Public comments and questions

We want to hear from you! To submit a comment or question please contact the staff planner via email or leave a voicemail, your questions will be answered within a week after the comment period has ended.

- **Start of Comment Period:** 7/9/2025
- **End of Comment Period:** 8/23/2025

During and following this comment period, the Planning Division will evaluate the proposal against the applicable zoning standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.

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