

SALT LAKE CITY ORDINANCE
No. 10 of 2003

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03/24/2004 08:05 AM NO FEE
Book - 8961 Pg - 5480-5485
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY RECORDER
BY: ZJM, DEPUTY - MI 6 P.

(Rezoning property located at 321-331 South 500 East)

AN ORDINANCE REZONING THE PROPERTY LOCATED AT 321-331 SOUTH 500 EAST, FROM RESIDENTIAL OFFICE (RO) AND RESIDENTIAL MULTI-FAMILY (RMF-35) TO RESIDENTIAL MIXED USE (R-MU), PURSUANT TO PETITION NO. 400-01-37.

WHEREAS, the Planning Commission and the City Council have held public hearings and have taken into consideration citizen testimony, filing, and demographic details of the area, the long range general plans of the City, and any local master plan as part of their deliberations. Pursuant to these deliberations, the City Council has concluded that the proposed change of zoning for the property identified herein is appropriate for the development of the community in that area.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Rezoning. The property located at 321-331 South 500 East, which is more particularly described on Exhibit A attached hereto, shall be and hereby is rezoned from Residential Office (RO) and Residential Multi-Family (RMF-35) to Residential Mixed Use (R-MU).

SECTION 2. Amendment of zoning map. The Salt Lake City zoning map, as adopted by Salt Lake City Code, relating to the fixing of boundaries and zoning districts, shall be, and hereby is amended consistent with the rezoning identified above.

SECTION 3. Conditions. The rezoning approved herein is conditioned upon the following:

- a. The zoning for this property shall not take effect until a building permit has been issued by the City for that property.
- b. The mid-block walkway between 500 and 600 East shall be improved with landscaping and pedestrian oriented amenities. The final landscaping plan must be approved by the Salt Lake City Planning Director.
- c. Approval of the final design of the buildings must be obtained from the Salt Lake City Planning Director and the Historic Landmark Commission.

SECTION 4. Effective Date. This ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder. The City Recorder is instructed not to publish or record this ordinance until the conditions identified above have been met, as certified by the Salt Lake City Planning Director.

SECTION 5. Time. If the conditions identified above have not been met within one year from the date that this ordinance is signed, this ordinance shall become null and void. The City Council may, for good cause shown, extend the time period for satisfying the conditions identified above.

Passed by the City Council of Salt Lake City, Utah, this 20th day of March, 2003.


CHAIRPERSON

ATTEST:

Christina Meeker
CHIEF DEPUTY CITY RECORDER

Transmitted to the Mayor on 3/21/03

Mayor's Action: X Approved. Vetoed.

[Signature]
MAYOR

ATTEST:

Christina Meeker
CHIEF DEPUTY CITY RECORDER

RECORDED COPY SENT
Salt Lake City, Mayor's Office
Date 1-8-03
By [Signature]

(SEAL)



Bill No. 10 of 2003.
Published: March 25, 2004

OVERLAP 2 AC

PHASE 1 BOUNDARY

500 East

BEGINNING AT THE NORTH WEST CORNER OF LOT 4, BLOCK 38, PLAT "B", SALT LAKE CITY SURVEY, SAID POINT ALSO LYING ON THE EAST LINE OF 500 EAST STREET; THENCE N89°57'40"E 361.114 FEET ALONG THE NORTH LINE OF SAID LOT 4, AND LOT 7 OF SAID BLOCK 38; THENCE SOUTH 24.585 FEET; THENCE EAST 153.750 FEET; THENCE SOUTH 181.083 FEET; THENCE WEST 153.750 FEET; THENCE SOUTH 17.736 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 7; THENCE S89°57'40"W 361.028 FEET ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SOUTH WEST CORNER OF LOT 4, SAID POINT ALSO LYING ON THE EAST LINE OF 500 EAST STREET; THENCE N0°01'19"W 223.404 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINS 2.491 ACRES.

321-321
South
RMF-35
RO

revised 11/12/02 cb

PHASE 2 BOUNDARY

550-558 E

300 South

RO

BEGINNING AT THE NORTH WEST CORNER OF LOT 6, BLOCK 38, PLAT "B", SALT LAKE CITY SURVEY, SAID POINT ALSO LYING ON THE SOUTH LINE OF 300 SOUTH STREET; THENCE N89°57'38"E 181.496 FEET ALONG SAID SOUTH LINE; THENCE S0°01'22"E 190.346 FEET TO A POINT ON THE NORTH LINE OF PHASE 1; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PHASE 1 THE FOLLOWING THREE COURSES: WEST 151.056 FEET; THENCE NORTH 24.585 FEET; THENCE S89°57'40"W 30.450 FEET TO A POINT ON THE EAST LINE OF SAID LOT 6; THENCE N0°01'22"W 165.657 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINS 0.776 ACRES.

PHASE 3 BOUNDARY

600 East

RMF-35

BEGINNING AT THE SOUTH EAST CORNER OF LOT 6, BLOCK 38, PLAT "B", SALT LAKE CITY SURVEY, SAID POINT ALSO LYING ON THE WEST LINE OF 600 EAST STREET; THENCE S0°01'25"E 290.061 FEET ALONG SAID WEST LINE TO A SET REBAR AND CAP # 158397; THENCE S89°57'38"W 330.667 FEET TO THE EAST LINE OF LOT 3 OF SAID BLOCK 38; THENCE N0°01'22"W 66.664 FEET ALONG SAID EAST LINE TO THE NORTH EAST CORNER OF SAID LOT 3, SAID POINT ALSO LYING ON THE SOUTH LINE OF PHASE 1; THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID PHASE 1 THE FOLLOWING FIVE COURSES: N89°57'40"E 30.361 FEET; THENCE NORTH 17.736 FEET; THENCE EAST 153.750 FEET; THENCE NORTH 181.083 FEET; THENCE WEST 2.694 FEET TO THE SOUTH EAST CORNER OF PHASE 2; THENCE N0°01'22"W 24.682 FEET ALONG THE EAST LINE OF SAID PHASE 2 TO A POINT ON THE SOUTH LINE OF THE FOREMENTIONED LOT 6; THENCE N89°57'38"E 149.167 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. CONTAINS 1.321 ACRES.

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Affected Sidwell Numbers

16-06-427-036

16-06-427-013

16-06-426-008

16-06-283-001

16-06-283-006

ROCKY J. FLUHART
CHIEF ADMINISTRATIVE OFFICER

SALT LAKE CITY CORPORATION
DEPARTMENT OF MANAGEMENT SERVICES
CITY RECORDER

ROSS C. "ROCKY" ANDERSON
MAYOR

CERTIFICATION

STATE OF UTAH,
City and County of Salt Lake,

I, Scott C. Crandall, Deputy City Recorder of Salt Lake City, Utah, do hereby certify that this document is a full, true and correct copy of Ordinance 10 of 2003, rezoning property located at 321-331 South 500 East, pursuant to **Petition No. 400-01-37.**

Passed by City Council action of Salt Lake City, Utah on March 20, 2003.

Published on March 25, 2004.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said City, this 19th day of March, 2004.




Deputy City Recorder, Salt Lake City, Utah