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**CONTENDER**  
**BICYCLES**  
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**ZONING AMENDMENT REQUEST**

**CONTENDER BICYCLES**  
**LITTLEBIRD LLC**

**989 East 900 South, Salt Lake City, UT 84105**  
**Parcel Number: 16-08-180-048-0000**

**To Whom It May Concern:**

Contender Bicycles is located on the northwest corner of 9th South and 10th East. Contender has been a vital part of the 9th and 9th business district since 2001. After years of leasing, the owners, Ryan and Alison Littlefield, knew they wanted to put down more permanent roots in the area. With a determination to stay in the 9th and 9th business district, in 2011 they purchased a property with a run-down office building and set about creating a building that would not only fit in to the 9th and 9th vibe, but also set a high standard for design and integration into both the business district and the adjacent neighborhoods. That project was completed in 2013.

Contender has continued to grow into a thriving business and has become the destination bike shop for cyclists across the intermountain region. Combining this growth with the recent surge in E-bike popularity, Contender has realized a need to expand their retail space. In preliminary discussions on how to best utilize their space and to accommodate the growth of the business, Contender is faced with the unique challenge of dealing with a dual-zoned property. In the conceptual process, it quickly becomes apparent that the current dual zoning significantly hinders Contender's ability to grow under the more conservative setback requirements of the Residential Business Zone.

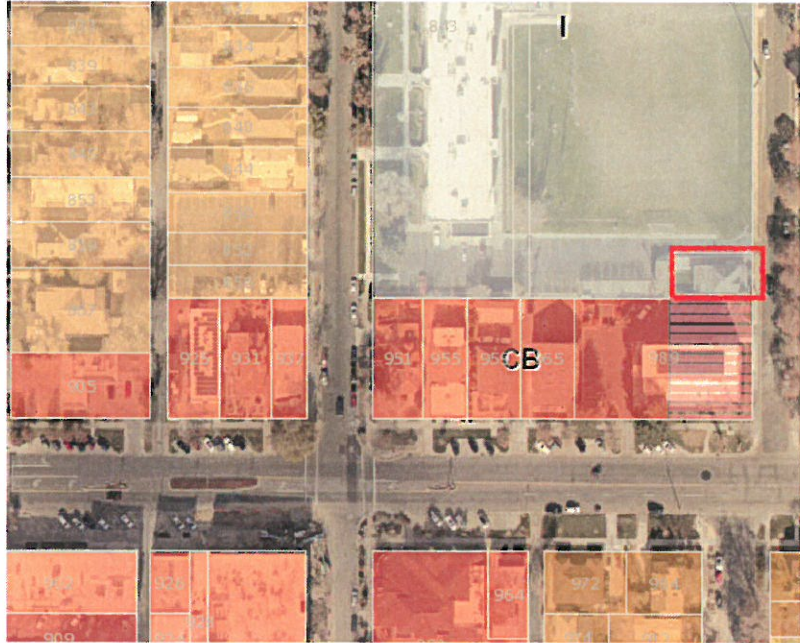
With this zoning amendment in place, Contender could pursue a design that allows their business to grow and still conservatively meet the requirements of the Community Business zoning requirements that covers the rest of the block face. The



following discussion sets forth the rationale behind this proposed map amendment.

It is the intent of this document to show that approval of the proposed amendment is in-keeping with the intent of general and local Master Planning. In the following pages this document demonstrates that the proposed amendment will meet and exceed the requirements of the five (5) questions the City Council should consider.

Currently, the structure that occupies the property is classified as non-conforming to what is considered the more restrictive RB district. In referencing current zoning maps, it should be noted that there are two unique classifications in this block area. First, the property in question is not only dual zoned, but is also the only RB zoning classification on the 9th South block face. Second, the only current residence on the block is zoned as Institutional. Both zoning classifications appear to be an anomaly to the intent of the zoning districts and overall small area master plan (see East Central Community Small Area Master Plan below).



As illustrated in this image, an amendment to the zoning map would not impact the rest of the block face and does not impact the current residential structure to the north.

#### Per 21A.50.50 **Standards for General Amendment**

B. In making a decision to amend the zoning map, the City Council should consider the following:

1. *Whether the proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;*

#### **Master Plan(s)**

*East Central Community Small Area Master Plan (dated 6 January 1993) the property in question is classified under the Support District (see Fig. 4 attached).*

- The Support District states "What residential use there is in the area will probably convert to commercial at some time". No further recommendations are made regarding the classification of RB vs. CB or to restrictions to commercial use in the Support District.
- On page 6 of the ECCSAMP 1993 it states that the public "favor the 'Neighborhood Commercial' concept which they view as small and supportive of neighborhood.

*Central Community Master Plan 2005*

- Page 6 of the CCMP states "The land use is predominantly low-density residential and residents are proud and protective of the mixed use they do have."
- Residents are not threatened by a dwelling or building being rebuilt, or by buildings with higher density than the suburban single-family model, nor are they uncomfortable with a certain amount of non-conforming uses. They are committed to protecting a neighborhood where mature trees are the tallest feature of the landscape, and where sidewalks and park strips are extensions of their front rooms.

Summary: Based on the purposes and goals enumerated in the Master Plan(s) the map amendment does not adversely impact the objectives or policies of either the City or the Master Plan(s).

2. *Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;*

**CB Community Business**

Purpose Statement (21A.26.030)

- A. The CB Community Business District is intended to provide for close integration of moderately sized commercial areas with adjacent residential neighborhoods.
- With this proposed amendment the current use of the property does not change and is consistent with the purposes, goals, objectives and policies of the City as they relate not only to the CB classification but also to the Support District and the 9th and 9th Business district in general.
  - The CB classification that overlays more than half of the property protects the adjacent residences and the overall feel of the neighborhood and the intent of the Master Plan and the associated Zoning Districts thus protecting the stated purpose of 'close integration with adjacent residential neighborhoods'.

Summary: The proposed map amendment improves upon the intent of the zoning ordinance and provides clarity in future improvements to the property by capitalizing on the intent of the CB district requirements by removing the confusing dual zoning classification by creating unity along the entire block face.

3. *The extent to which a proposed map amendment will affect adjacent properties;*

- Based on current Salt Lake City Zoning Maps, the adjacent properties are zoned as CB and Institutional. There is one residential property to the north which is zoned Institutional. The proposed map amendment would not impact current or future use of the property in that the CB zoning requirement also address relation to residential property. Additionally the property to the north is currently not compliant and any future changes as a residence are not allowed under current Permitted Use under 21A.33 Land Use Tables.

Summary: The impact of the proposed map amendment is minimal based on the adjacent zoning uses. Approval of the amendment would not adversely affect future uses of this or adjacent properties and meets the goals and objectives of the zoning codes.

4. *Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;*

- There are no known overlay zoning districts which impose additional or higher standards beyond those mentioned heretofore.

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.

- Given the current partial classification of CB for the property the Zoning Amendment does not increase the need for public facilities and/or services but rather memorializes the current use in its entirety, as CB.

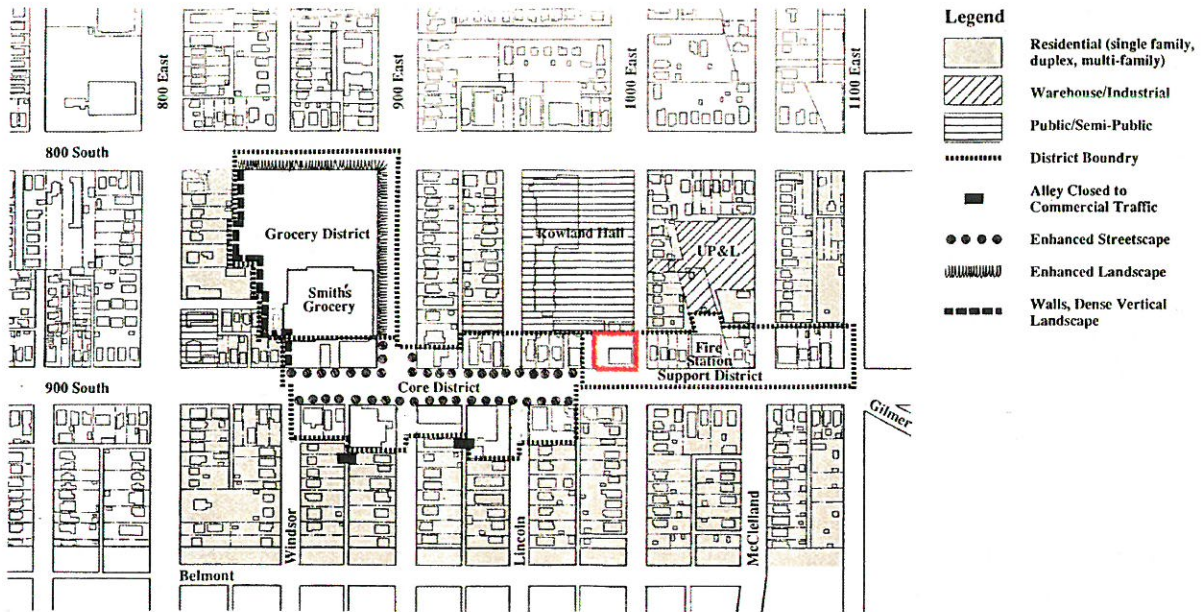
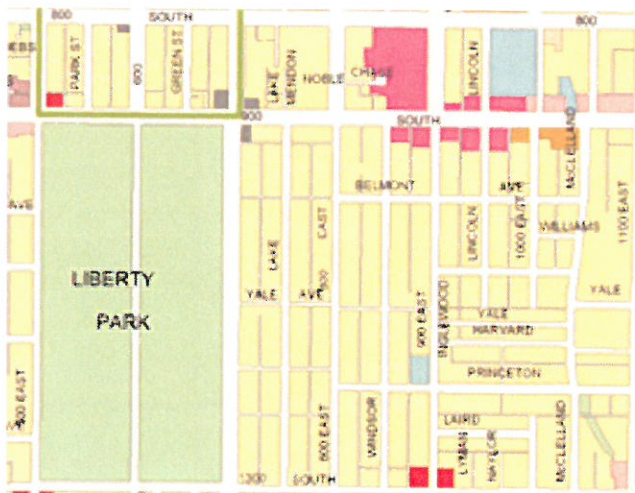


Figure 4.  
Proposed Plan

**East Central Community  
Small Area Master Plan**



**Future Land Use**

- Low Density Residential (1-15 dwelling units/acre)
- Low Medium Density Residential (10-20 dwelling units/acre) \*
- Medium Density Residential (15-30 dwelling units/acre) \*
- Medium High Density Residential (30-50 dwelling units/acre)
- High Density Residential (50 or more dwelling units/acre)
- Low Residential/Mixed Use (5-10 dwelling units/acre)
- Medium Residential/Mixed Use (10-50 dwelling units/acre)

\* NOTE: The Low-Medium and Medium Density Land Use designations may include multiple zoning designations (e.g.: a single land use designation and map color may represent RMF-35 or SR-3 classifications)