



COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

TO: City Council Members

FROM: Brian Fullmer
Policy Analyst

DATE: November 12, 2024

RE: 1816 South State Street Zoning Map Amendment
PLNPCM2024-00033

Item Schedule:

Briefing: October 1, 2024

Set Date: October 15, 2024

Public Hearing: November 12, 2024

Potential Action: November 19, 2024

BRIEFING UPDATE

Council Members expressed general support for the proposed zoning map amendment, noting blighted buildings in this area of State Street, and a belief that the current Business Park zoning is not appropriate for the property. The property owner stated that a security company plans to lease one of the building's two spaces.

The following information was provided for October 1, 2024 Council briefing. It is included again for background purposes.

The Council will be briefed about a proposal to amend the zoning map for an approximately 0.54-acre parcel at 1816 South State Street from its current BP (Business Park) to CC (Corridor Commercial) zoning district. A 5,700 square foot building is on the site and currently used as a vocational school for tattooing and piercing.

The petitioner is not planning to redevelop the site but indicated a desire to lease the building for additional commercial uses such as retail sales or a restaurant which are not allowed under current BP zoning district unless they are approved as part of a business park planned development or when located within a principal building and operated primarily for the convenience of employees.

This proposed zoning map amendment was reviewed by the Planning Commission at its April 24, 2024 meeting and a public hearing was held at which no one spoke. **Planning staff recommended and the Commission voted unanimously to forward a positive recommendation to the City Council.**



As shown in the map below, area zoning is predominately CC and BP for properties fronting State and Main Streets. The subject parcel is adjacent to the O.C. Tanner campus to the south, and a single-story office complex immediately to the west which are both in the BP zoning district. Properties on the south side of Coatsville Avenue are zoned CC for commercial use, but with one exception, all are single-family homes.



Area zoning map with the subject parcel outlined in blue.

Note: the lavender shaded PL (Public Lands) parcel is the Salt Lake County Government campus.

Goal of the briefing: Review the proposed zoning map amendments, determine if the Council supports moving forward with the proposal.

POLICY QUESTION

1. The Council may wish to discuss rezoning the property to the proposed Corridor Commercial zoning district and the potential for the property to be rezoned again in the near future with the proposed citywide zoning consolidation. (Under the proposed zoning consolidation properties zoned Corridor Commercial would be zoned MU-5 which has similar height and setback requirements. A comparison of Corridor Commercial and the potential MU-5 zoning is available on the information sheet at this [link](#).)

ADDITIONAL INFORMATION

The Council is only being asked to consider rezoning the property. No formal site plan has been submitted to the City nor is it within the scope of the Council's authority to review the plans. Because zoning of a property can outlast the life of a building, any rezoning application should be considered on the merits of changing the zoning of that property, not simply based on a potential project.

KEY CONSIDERATIONS

Planning staff identified two key considerations related to the proposal which are found on pages 5-6 of the Planning Commission staff report and summarized below. For the complete analysis, please see the staff report.

Consideration 1 – Compliance with General Plan Policies

Planning staff found that the proposed zoning map amendment supports initiatives in the *Central Community Master Plan* (adopted in 2015, 10 years after the property was zoned BP). The plan designates the subject property as "Community Commercial" to "*provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods.*" It is Planning staff's opinion that rezoning the parcels to CC would be consistent with the plan's guidance.

Consideration 2 – Community Benefit Policy

The subject zoning map amendment petition was deemed complete before the City Council adopted the community benefit policy on March 5, 2024 so the petition is not subject to the new ordinance.

Attachment D (page 13) of the Planning Commission staff report includes a table comparing the zoning districts. It is replicated below for convenience.

	<i>BP (Current)</i>	<i>CC (Proposed)</i>
Maximum Building Height	60 feet	30 feet by right, (45 feet through design review)
Front Setback	30 feet	15 feet No front yard setback is required in the South State Street Corridor Overlay district.
Corner Side Yard Setback	30 feet	15 feet
Interior Side Yard Setback	20 feet	None required
Rear Setback	25 feet	10 feet

Minimum Lot Area	20,000 square feet	10,000 square feet
Minimum Lot Width	100 feet	75 feet
Buffering	30-foot landscape buffer required when abutting a residential district.	7-foot landscape buffer required when abutting a residential district.
Parking	1-2 off-street parking spaces per dwelling unit required for most housing types. 2 off-street parking spaces per 1,000 square feet required for most commercial uses.	1-2 off-street parking spaces per dwelling unit required for most housing types. 2 off-street parking spaces per 1,000 square feet required for most commercial uses.
Design Standards		
Building Entrances	-	X
Parking Lot Lighting	X	X

Analysis of Standards

Attachment E (pages 16-18) of the Planning Commission staff report outlines zoning map amendment standards that should be considered as the Council reviews this proposal. The standards and findings are summarized below. Please see the Planning Commission staff report for additional information.

Factor	Finding
Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents.	<i>Complies</i>
Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	<i>Complies</i>
The extent to which a proposed map amendment will affect adjacent properties	<i>Complies</i>
Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards.	<i>Complies</i>
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.	<i>Complies</i>

City Department Review

During City review of the petitions, no responding departments or divisions expressed concerns with the proposal but stated additional review, permits, and utility upgrades would be required if the property is developed.

PROJECT CHRONOLOGY

- January 10, 2024 – Application for zoning map amendment received by Planning Division.
- February 13, 2024 – Application deemed complete.
- February 22, 2024 – Petition assigned to Planning staff.
- February 29, 2024-
 - Notice sent to Ballpark Community Council. 45-day comment period for recognized community organizations begins. The community council did not provide comments.
 - Early notification sent to residents and property owners within 300 feet of the project site.
- April 11, 2024 – Public hearing notice mailed and posted on City and State websites, and Planning Division listserv.
- April 12, 2024 – Public hearing notice posted on the property.
- April 24, 2024 – The Planning Commission reviewed the proposal and held a public hearing. The Commission voted unanimously to forward a positive recommendation of approval as proposed.
- April 25, 2024-Ordinance requested from City Attorney's Office.
- May 7, 2024-Planning received signed ordinance from the Attorney's Office.
- June 4, 2024-Transmittal received in City Council Office.