

PLNPCM2023-00169



SLC BALLPARK STATION AREA // REZONES

Salt Lake City Council – April 2, 2024

REQUEST

ZONING MAP AMENDMENT

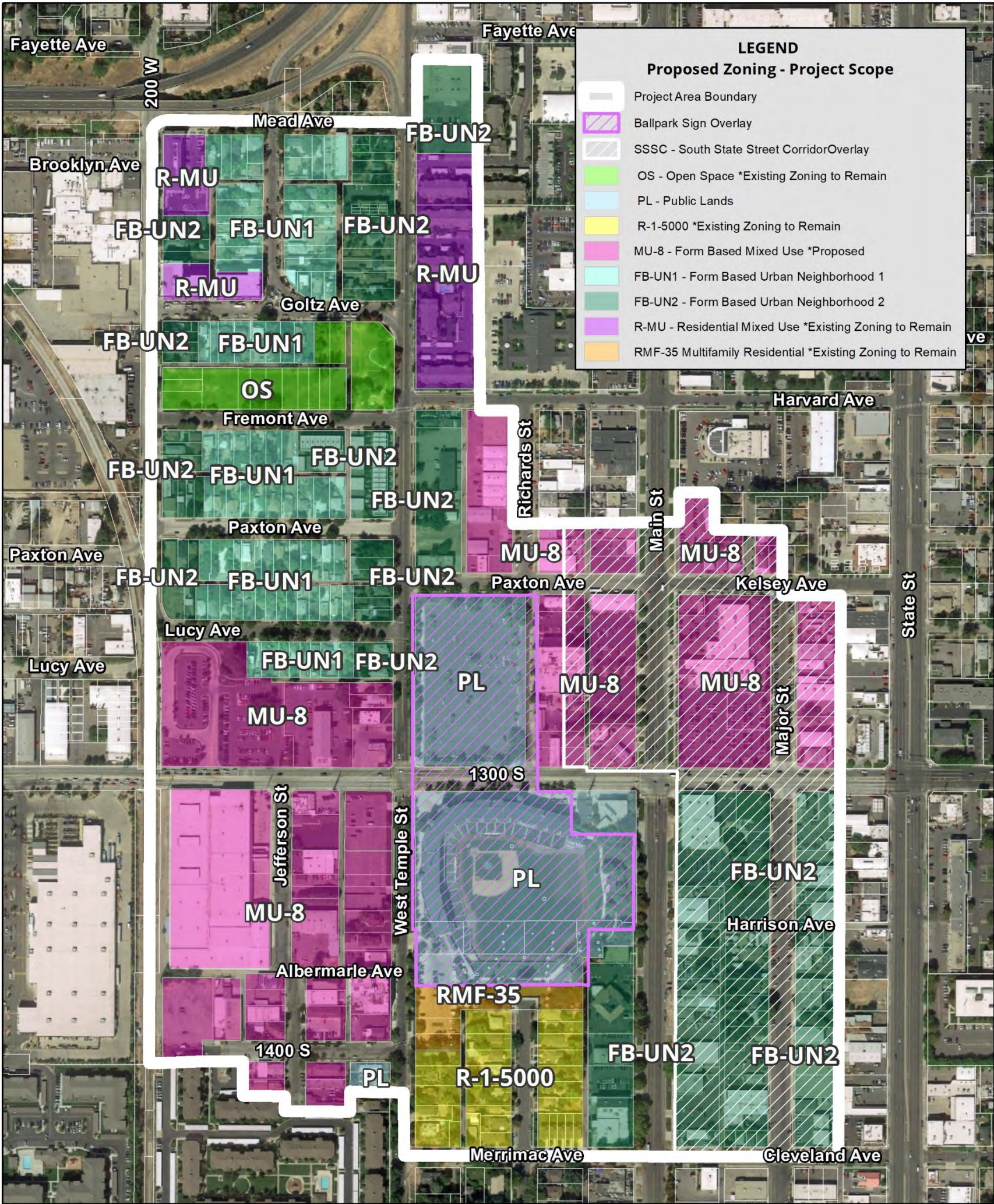
Establish Zoning Districts that align with the plan

ZONING TEXT AMENDMENT

Establish a new zone, MU-8 Form Based Mixed Use 8

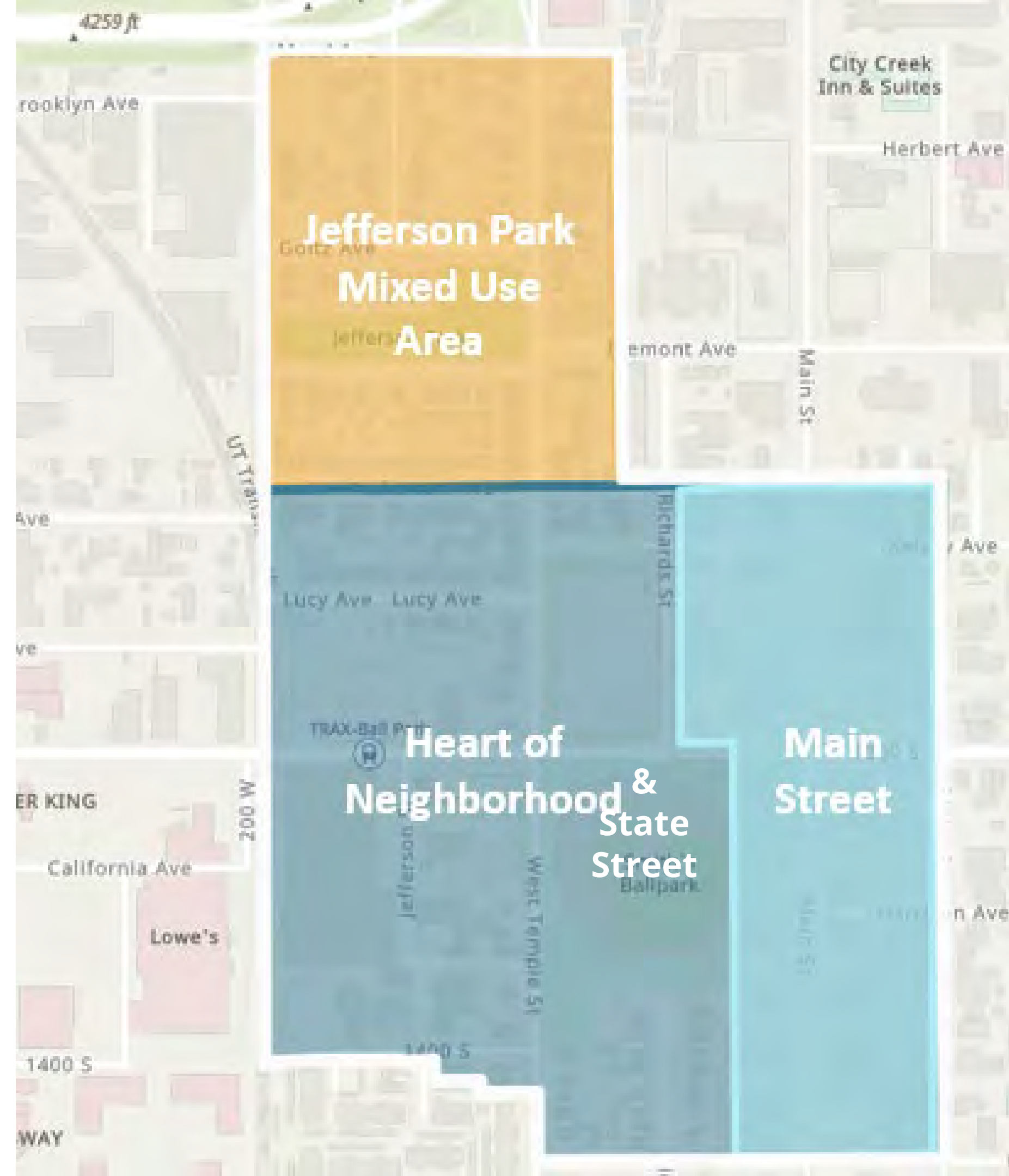
PLANNING COMMISSION RECOMMENDATION

Recommended approval



PROJECT AREA

- Heart of the Neighborhood
- Jefferson Park Mixed Use Area
- Main Street & State Street



- Commercial Corridor (CC)
- General Commercial (CG)
- Commercial Neighborhood (CN)
- Moderate Density Multifamily Residential (RMF-35)
- Residential Business (RB)
- Residential Mixed Use (R-MU)
- Public Lands (PL)
- Open Space (OS)



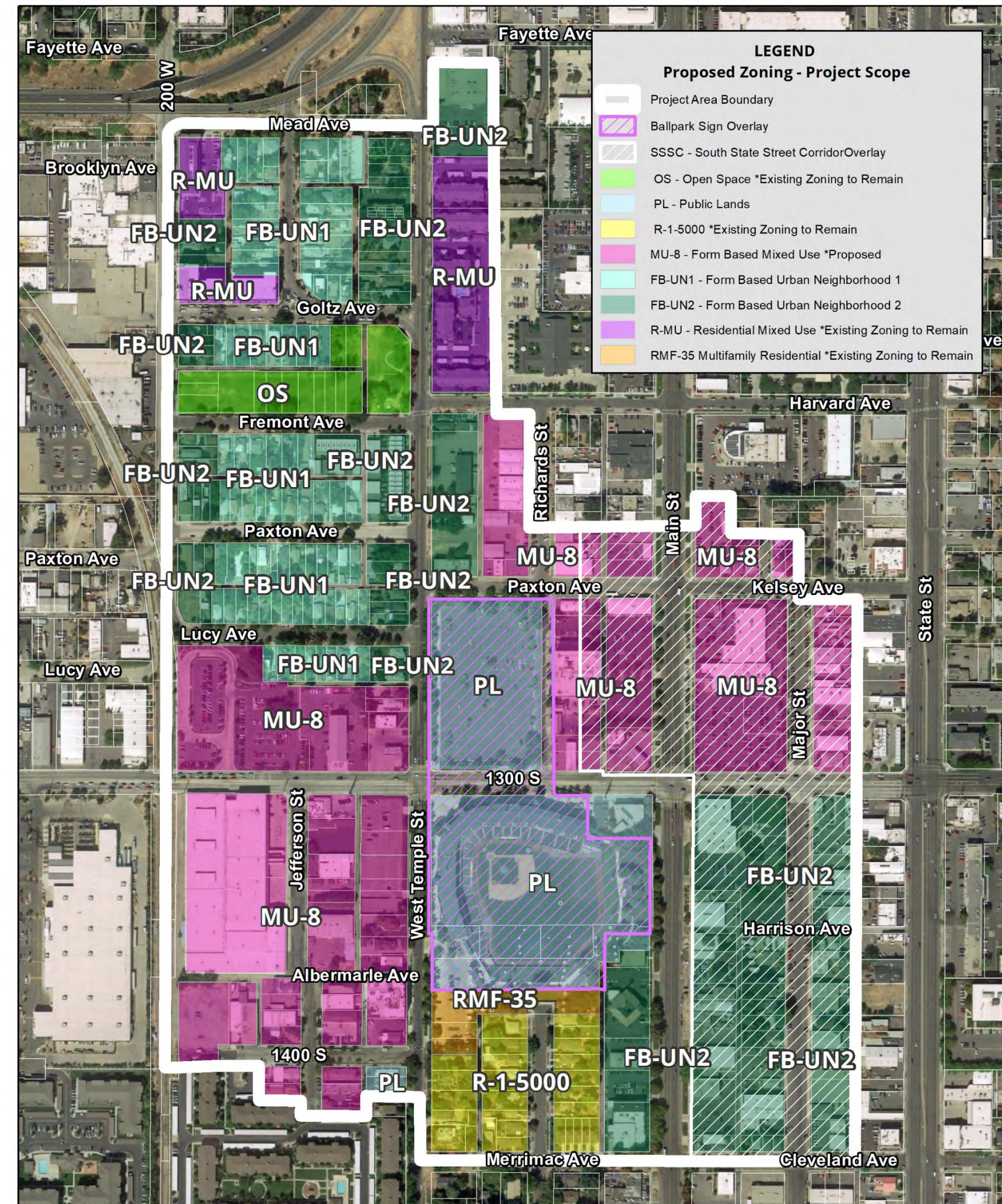
PROPOSED ZONING

REZONES:

- **Form Based Mixed Use 8 (MU-8)**
- Form Based Urban Neighborhood 1 (FB-UN1)
- Form Based Urban Neighborhood 2 (FB-UN2)
- Public Land (PL) – Future Library Site
- **MU-8 & FB-UN2 exempt from SSSC Overlay**

PRESERVED ZONES:

- PL & RMF-35 – Ballpark Properties
- R-1-5000
- R-MU & OS – Jefferson Park



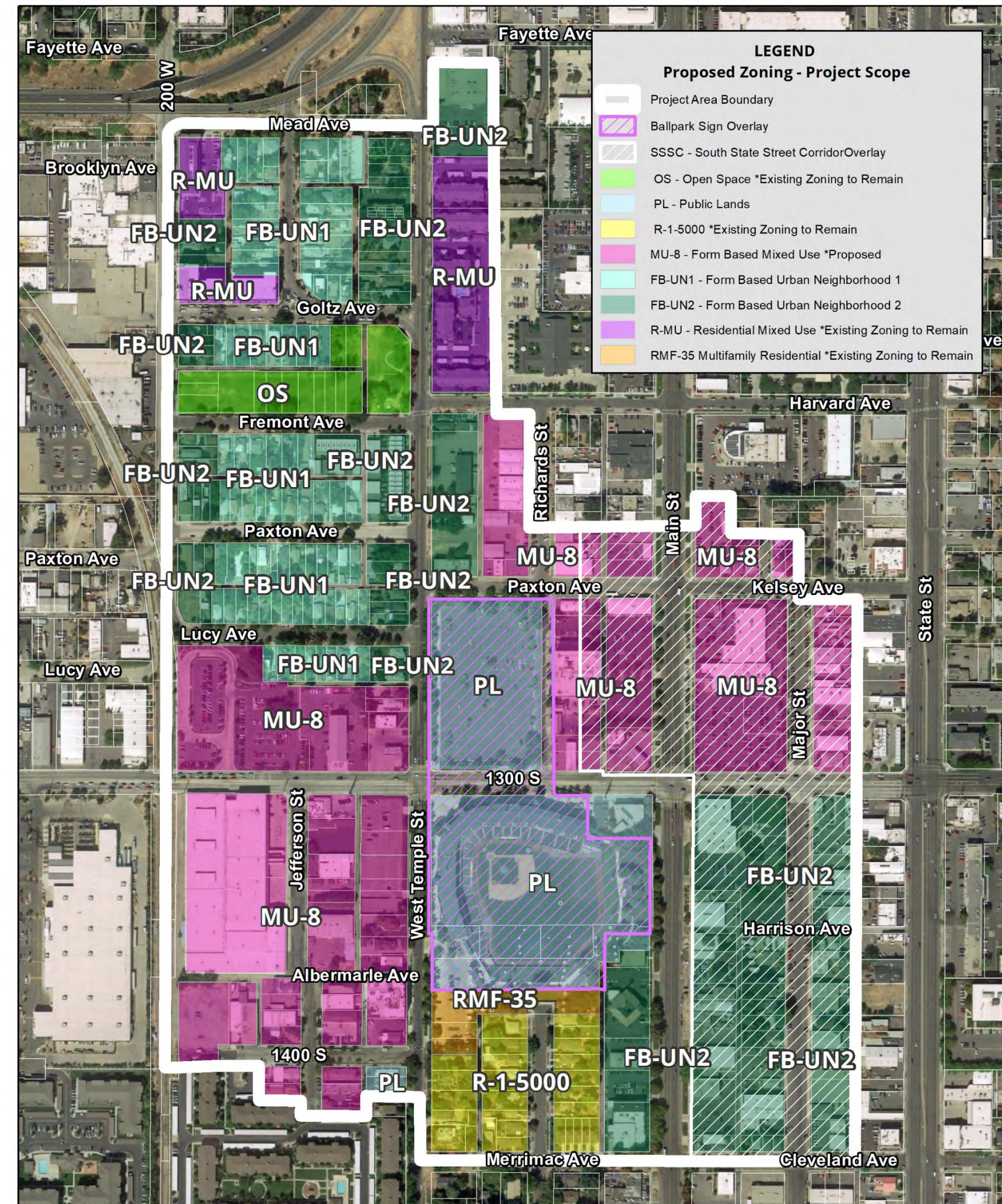
MU-8 ZONE

PROPOSED LOCATIONS

- Heart of the Neighborhood
- Main Street & State Street

OVERVIEW

- **High density form based mixed use zone**
- Eight stories in height
- **Uses:** Residential, office, commercial/retail services, parks, community facilities, education/institutional



MU-8 STANDARDS

FORMS ESTABLISHED

- Row House
- Multi-family/Storefront/Vertical Mixed Use (Other)

DEVELOPMENT REQUIREMENTS

Height

- Row House: 40 FT
- Other: 50 FT, 90 FT Authorized through Design Review



MU-8 OPEN SPACE

OPEN SPACE AREA

- **Row House:** 25% of footprint
- **Other:** 20% of lot area

DESIGN REQUIREMENTS

- Min. of 20% - vegetation
- 1 area min. dimension of 15' by 15'
- Area over 500 SF – 1 usable element



MU-8

SIDEWALK WIDTH

- Min. 10 FT

GROUND FLOOR USE

- **Other:** 80% of street facing facades
- Retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries theaters or performing art facilities



MU-8 DESIGN STANDARDS

- **Entry Feature**
- **Upper-Level Façade Step Back Adjacent to lower density zones**
- **Durable Ground Floor Building Materials:**
70%
- **Durable Upper Floor Building Materials:**
50%
- **Ground Floor Glass:** 60%
- **Upper Floor Glass:** 15%
- **Building Entrance:**
1 building entrance every 40 FT
- **Max. Length of a Street Facing Façade:**
200 FT
- **Blank Wall:**
Max. Length of a blank wall 30 FT
- **Lighting Exterior**
- **Lighting Parking Lot**
- **Screening of mechanical equipment**
- **Screening of service areas**
- **Ground Floor Residential Entrance**
- **Parking garage or structures**
- **Tree Canopy Coverage:** 66%
- **Min. Vegetation Standards**
- **Street Trees**
- **Minimize Curb Cuts**
- **Overhead Cover**
- **Streetscape Landscaping**
- **Height Transitions Between Adjacent Buildings**

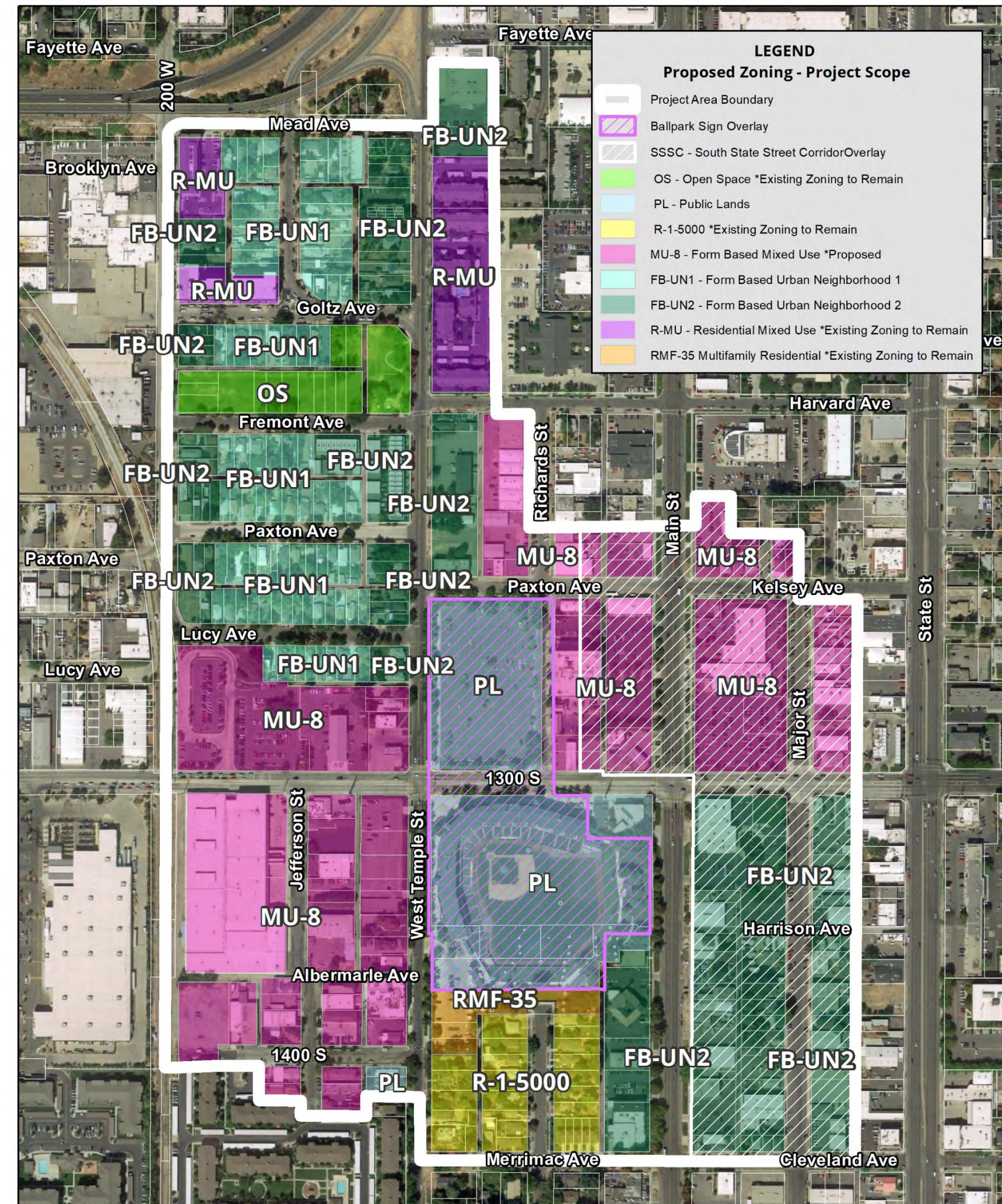
FB-UN1

PROPOSED LOCATIONS

- Heart of the Neighborhood
- Jefferson Park Mixed Use

OVERVIEW

- **Small scale residential:** Urban House, Two-Family, Cottage, Row House
- **Height:** 30 FT
- **Open Space:** 10% min.
- Subject to design standards



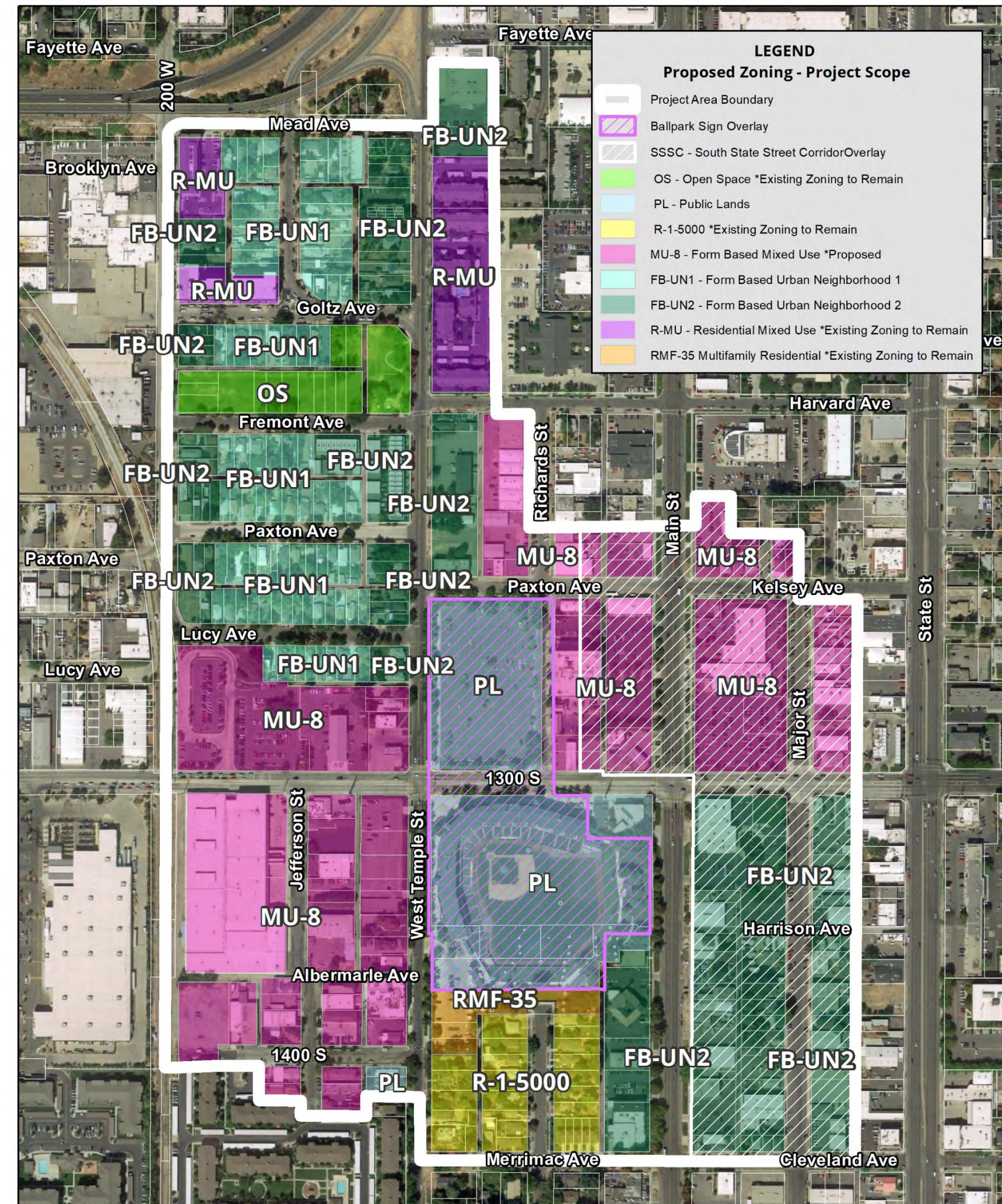
FB-UN2

PROPOSED LOCATIONS

- Heart of the Neighborhood
- Jefferson Park Mixed Use

OVERVIEW

- **Mix of uses**
- **Forms:** Cottage, Row House & Other
- **Height:** 50 FT
- **Open Space:** Vary by form
- Subject to open space & site/building design standards



PARKING

CONTEXT AREAS

- **Transit:** MU-8 & FB-UN2
 - Zones surrounding mass transit
 - Minimal parking required
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- **Neighborhood:** FB-UN1
 - 1 space per DU
 - Proposal reduces parking required



AHI

- **Affordable Housing Incentives**
 - **Adopted in Dec.**
 - **FB-UN1:** Additional ½ story up to 30 FT
 - **FB-UN2:** Additional story
 - **Proposed MU-8: 2 additional stories & Admin. Design Review**
 - Provide additional height/density identified in the plan.
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BALLPARK NEXT

BALLPARK PROPERTIES 2024 DRAFT GUIDING PRINCIPLES



Use Considerations

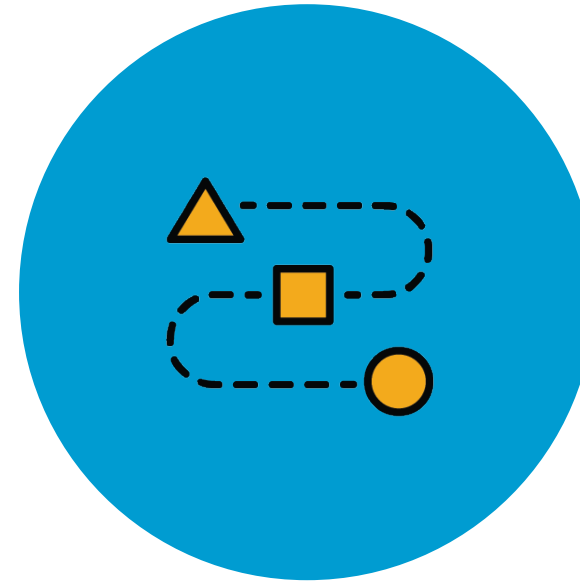
- Amphitheater Formal and Informal
- Health and Fitness Facility
- Community Recreation Center
- Plaza
- Stadium

PUBLIC PROCESS



June 2023

Input period began



July-Oct. 2023

Proposal Modifications



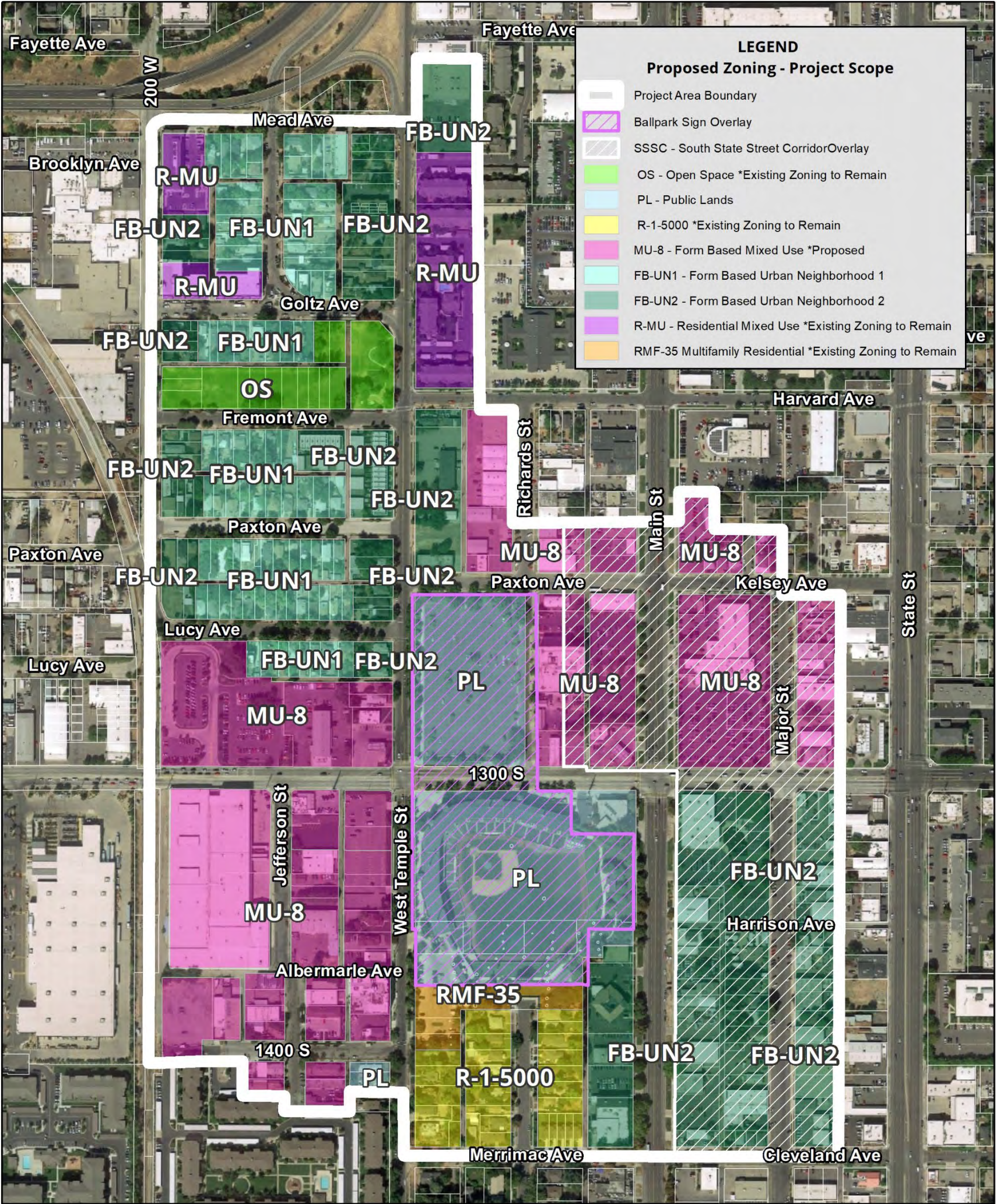
Oct. 2023

Planning Commission
Recommendation

RECOMMENDATION

PLANNING COMMISSION

- **Recommended approval** of the zoning map and zoning text amendments.



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