



COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

TO: City Council Members

FROM: Brian Fullmer
Policy Analyst

DATE: May 7, 2024

**RE: 536 South 200 West Zoning Map Amendment
PLNPCM2023-00730**

Item Schedule:

Briefing: April 2, 2024

Set Date: April 16, 2024

Public Hearing: May 7, 2024

Potential Action: May 21, 2024

BRIEFING UPDATE

Planning staff briefed the Council at the April 2, 2024 work session about a proposal to amend the zoning map for properties at 536 South 200 West, 216 West, 224 West, 226 West, and 230 West Orchard Place from their current D-2 (Downtown Support) zoning designation to D-1 (Central Business District) as shown in the zoning map below.

Council Members discussed an adjacent parcel to the north which was rezoned from D-2 to D-1 in 2023. When asked if the subject and adjacent parcels are under the same ownership, the petitioner said they have different owners who had discussions about the properties, but details of what was discussed is not known.

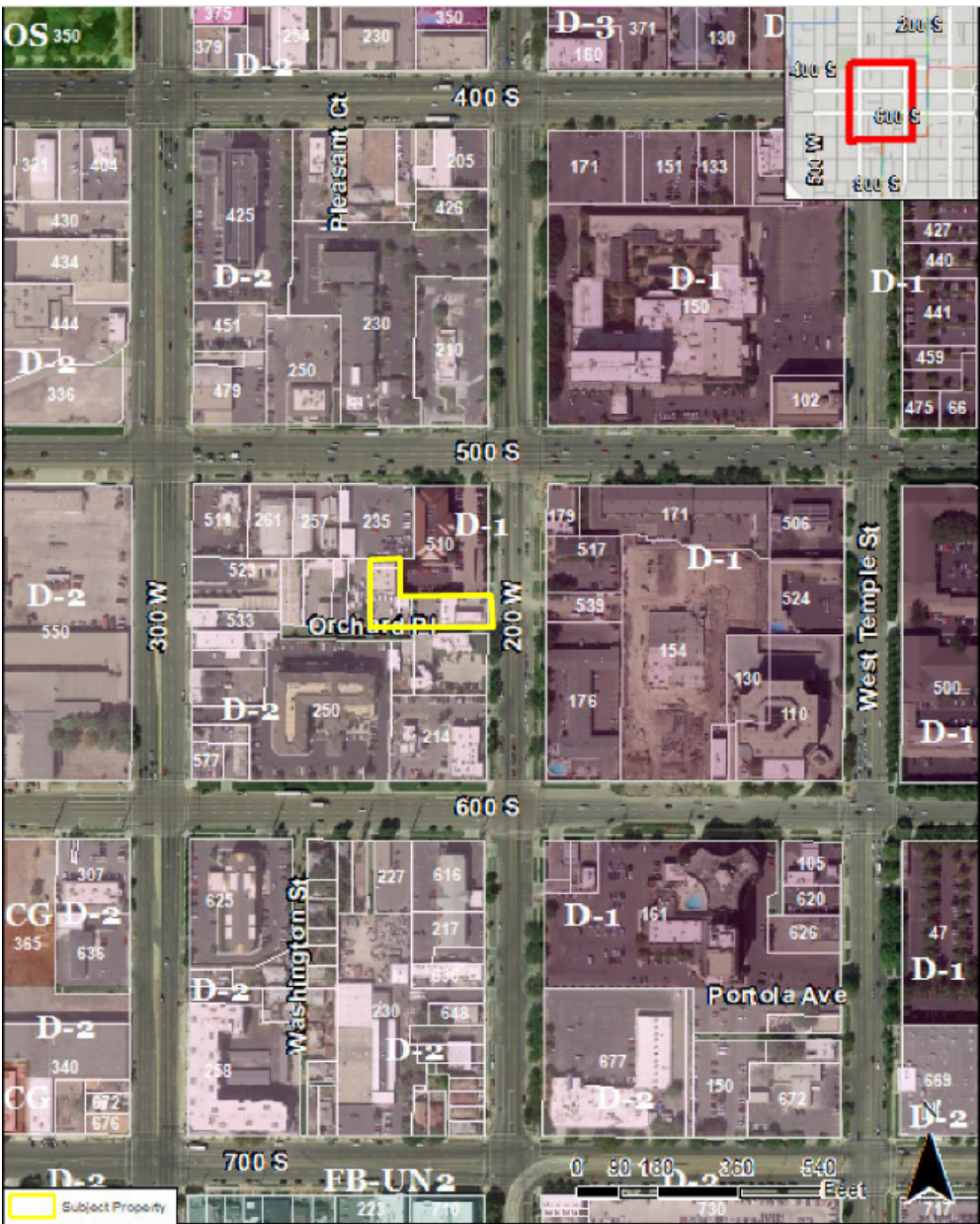
The difficulty of achieving the 100-foot minimum building height requirement in D-1 zoning on small parcels was also discussed. Planning staff said through design review buildings less than 100 feet tall can be built if they meet the D-1 zoning goals. They noted that there is greater development potential in D-1 zoning.

Council Members also discussed increased value should not be the only reason to rezone property; the subject property being more developable under the current D-2 zoning than D-1; and to consider the implications of continuing to rezone the block.

The petitioner said there is greater development density in the proposed D-1 zone and it would expand walkability to the south. He noted several uses allowed in the D-2 zone are auto-centric. A table comparing uses under the current D-2 and proposed D-1 zoning is included on pages 28-31 of the Planning



Commission staff report. It is worth noting that commercial laundry use is permitted under the current D-2 zoning designation, but not in D-1. If the proposed zoning map amendment is adopted by the Council, the existing dry-cleaning business would be allowed to continue as a legal non-conforming use.



*Area zoning map with subject properties outlined in yellow.
Image courtesy of Salt Lake City Planning Division.*

The petitioner sent a letter to the Council following up on the briefing discussion. This letter is included in the meeting packet. The letter includes the image below showing the subject parcels’ buildable area. It is the petitioner’s opinion that if a joint development with property to the north does not happen, at slightly less than 23,000 square feet, there is sufficient area on the subject parcels to construct a new structure under D-1 zoning.



Image provided by the petitioner showing the subject parcels' buildable area.

In addition, the petitioner's letter discusses the City's Downtown Building Height and Street Activation Update adopted in 2023. It is their opinion that potential development under the D-1 zoning district would:

- Allow the City to review and potentially improve safety at the adjacent 200 West/Orchard Place intersection.
- Align transportation and land use to reduce vehicle trips with the properties' proximity to nearby bus and Trax stops.
- Provide potential increased density allowing additional housing units in the Downtown area.

For additional details, please refer to the petitioner's letter.