



# COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

**TO:** City Council Members

**FROM:** Brian Fullmer  
Policy Analyst

**DATE:** June 15, 2021

**RE: Sugar House Master Plan & Zoning Map Amendment at  
Approximately 850 & 870 East 2100 South CC to CSHBD2  
PLNPCM2020-00906 & 00925**

Item Schedule:

Briefing: June 15, 2021

Set Date: June 15, 2021

Public Hearing: July 13, 2021

Potential Action: July 20, 2021

The Council will be briefed about an ordinance to amend the zoning map and *Sugar House Master Plan* Future Land Use Map for properties located at approximately 850 and 870 East 2100 South from the current CC (Corridor Commercial) zoning designation to CSHBD2 (Sugar House Business District).

Previous uses of the property were a Nestle factory and offices (previously Snelgrove's ice cream store and factory) at 850 East and an office building at 870 East. Buildings on the property are now vacant. The applicant proposes construction of a mixed-use development including residential and commercial space on the approximately 3.24 acres.

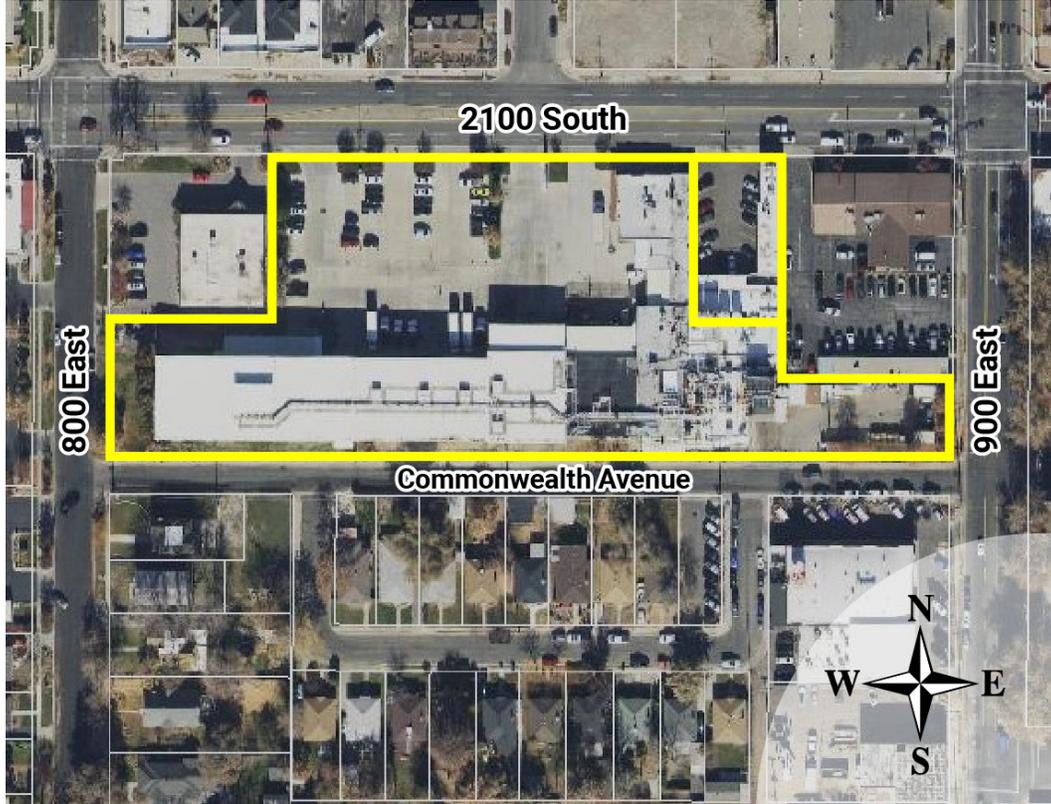
Two petitions are associated with this request:

- Master Plan Amendment-The Sugar House Community Master Plan designates the subject properties as "Mixed Use-Low Intensity." The request is to amend the future land use map for the parcels to "Business District Mixed Use-Neighborhood Scale."
- Zoning Map Amendment-The applicant is requesting a zoning map amendment for the subject properties from their current CC designation to CSHBD2.

The Planning Commission found there are no specific policies in the 2005 *Sugar House Master Plan* to support or prohibit the proposed future land use map amendment.

Planning staff recommended and the Planning Commission forwarded a unanimous positive recommendation to the City Council for the proposed master plan and zoning map amendments.





*Vicinity map with subject parcels outlined in yellow*

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

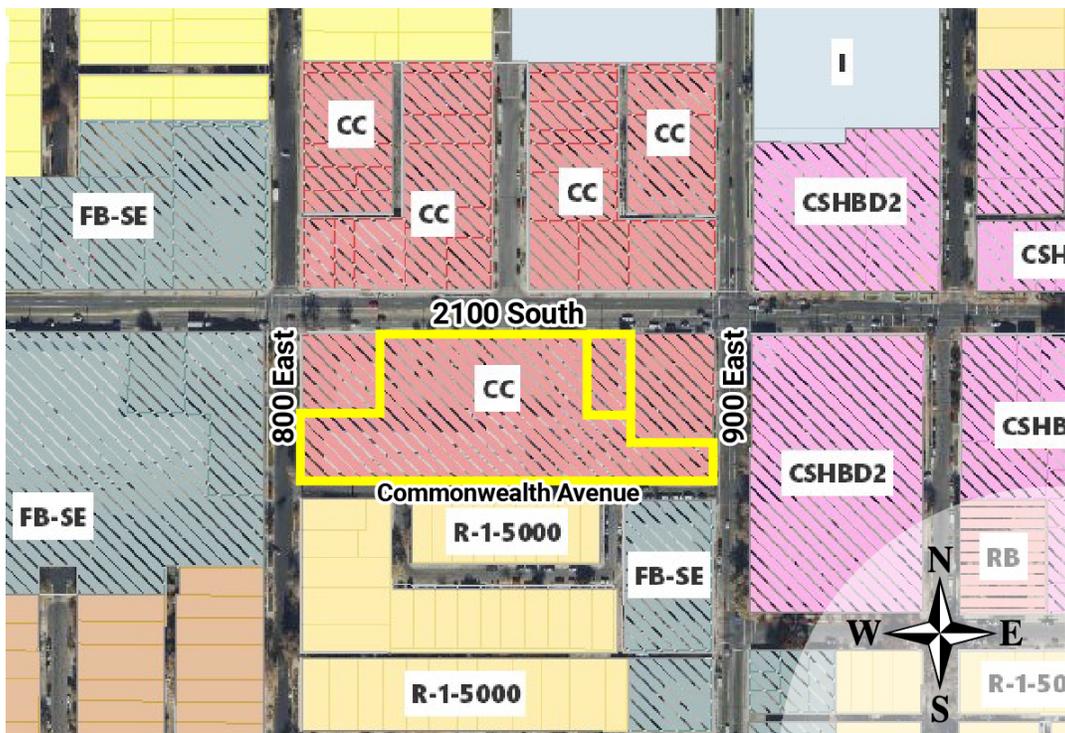
### **POLICY QUESTIONS**

1. Is the Council supportive of the proposed rezone?
2. The Council may wish to ask if affordable housing units are planned for the proposed development.

### **ADDITIONAL INFORMATION**

As shown on the map below, properties surrounding the subject parcels are a mix of zoning designations including:

- CC: Corridor Commercial
- CSHBD2: Sugar House Business District
- FB-SE: Form Based Special Purpose Corridor Edge Subdistrict
- R-1-5000: Single-Family Residential
- RMF-35: Moderate Density Multi-Family Residential



Vicinity zoning map with subject parcels outlined in yellow.

### MASTER PLAN CONSIDERATIONS

Planning staff found the requested change to the *Sugar House Master Plan* future land use map is not particularly significant as both current and proposed land use designations are mixed-use. The primary reason for the master plan and zoning designation changes are to allow an additional 15’ of building height.

Planning staff also reviewed *Plan Salt Lake* (2015) which outlines an overall vision of sustainable growth and development in the city. They found the proposed zoning map amendment and overall project aligns with the plan’s vision and guiding principles and are supported by policies and strategies in the plan.

### ZONING DISTRICT COMPARISON

A table comparing building size limits, yard requirements, and some design requirements for the current CC and proposed CSHBD2 zoning designations is below.

	<b>Corridor Commercial (CC) – Existing Zoning</b>	<b>Sugar House Business District (CSHBD2) – Proposed Zoning</b>
<b>Minimum Lot Size</b>	Minimum Lot Area: 10,000 square feet Minimum Lot Width: 75’	No minimum lot area or width is required.
<b>Minimum Yard Requirements</b>	Minimum Yard Requirements: 1. Front and Corner Side Yard: 15’ 2. Interior Side Yard: None required. 3. Rear Yard: 10’ 4. Buffer Yards: All lots abutting	Minimum Yard Requirements: 1. Front and Corner Side Yard: No minimum yard is required. 2. Maximum Setback: 15’ 3. Interior Side Yard: None

	property in a Residential District shall conform to buffer yard requirements in chapter 21A.48.	<p>4. Rear Yard: No minimum yard is required.</p> <p>5. Buffer Yards: All lots abutting a lot in a Residential District shall conform to buffer yards and landscape requirements in chapter 21A.48. In addition, for those structures located on properties zoned CSHBD that abut properties in a Low Density, Single-family Residential Zone, every 3' in building height above 30' shall require a corresponding 1' setback from the property line at grade. The additional required setback area can be used for landscaping or parking.</p>
<b>Landscape Yard Requirements</b>	A landscape yard of 15' shall be required on all front and corner side yards, conforming to the requirements of section 21A.48.090 and subsection 21A.48.100C.	None required.
<b>Maximum Building Height</b>	Maximum Building Height: No building shall exceed 30'. Additional building height of 15' may be granted through the Design Review in conformance with chapter 21A.59 for a maximum of 45', and subject to additional landscaping requirements.	<p>The Maximum Building Height in the CSHBD2 zone shall not exceed 30' for buildings used exclusively for nonresidential purposes.</p> <p>Additional square footage may be obtained up to a maximum of 60' if a residential component is included in the development. Buildings used exclusively for residential purposes may be built to a maximum of 60'.</p>
<b>First Floor/Street Level Requirements</b>	None	The first floor of street level space of all buildings with this area shall be required to provide uses consisting of residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters or performing art facilities.

## ANALYSIS OF STANDARDS

Attachment C of the Planning Commission staff report (pages 35-36 of the Administration's transmittal) outlines zoning map amendment standards that should be considered as the Council reviews this proposal. Planning staff found this proposal complies with applicable standards. Please see the Planning Commission staff report for full details.

## PUBLIC PROCESS

- January 6, 2021 The applicant presented and discussed the proposal at the Sugar House Community Council meeting. The community council sent a letter to the Planning Commission in

support of the proposed rezone.

- February 10, 2021 Planning Commission public hearing notice was posted on the property.
- February 11, 2021 Public hearing notices mailed to nearby residents and property owners and posted to City and State websites on this date.
- February 12, 2021 Newspaper notice of public hearing.
- The Planning Commission held a public hearing February 24, 2021. Several people spoke primarily expressing opposition to the proposed rezone citing concerns with affordable housing, density, and traffic. The Planning Commission forwarded a unanimous positive recommendation to the City Council for the proposed rezone.