



COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

TO: City Council Members

FROM: Brian Fullmer
Policy Analyst

DATE: July 18, 2023

RE: Zoning Map Amendment for Property at 510 South 200 West
PLNPCM2022-01108

Item Schedule:

Briefing: June 13, 2023

Set Date: June 6, 2023

Public Hearing: July 11, 2023

Potential Action: July 18, 2023

PUBLIC HEARING UPDATE

No one spoke at the July 11, 2023 public hearing. The Council closed the hearing and deferred action to a future meeting.

BRIEFING UPDATE

Following Planning staff's presentation there were no questions or comments from Council Members.

The following information was provided for June 13, 2023 Council briefing. It is included again for background purposes.

The Council will be briefed about a proposal to amend the zoning map for the property at 510 South 200 West from its current D-2 (Downtown Support District) to D-1 (Central Business District). The parcel is approximately 1.02 acres and includes an office building currently in use.

The petitioner does not have a proposed use for the property but in discussions with them, Planning staff believes they are looking at potential additional height that could allow mixed-use that includes residences and commercial space.

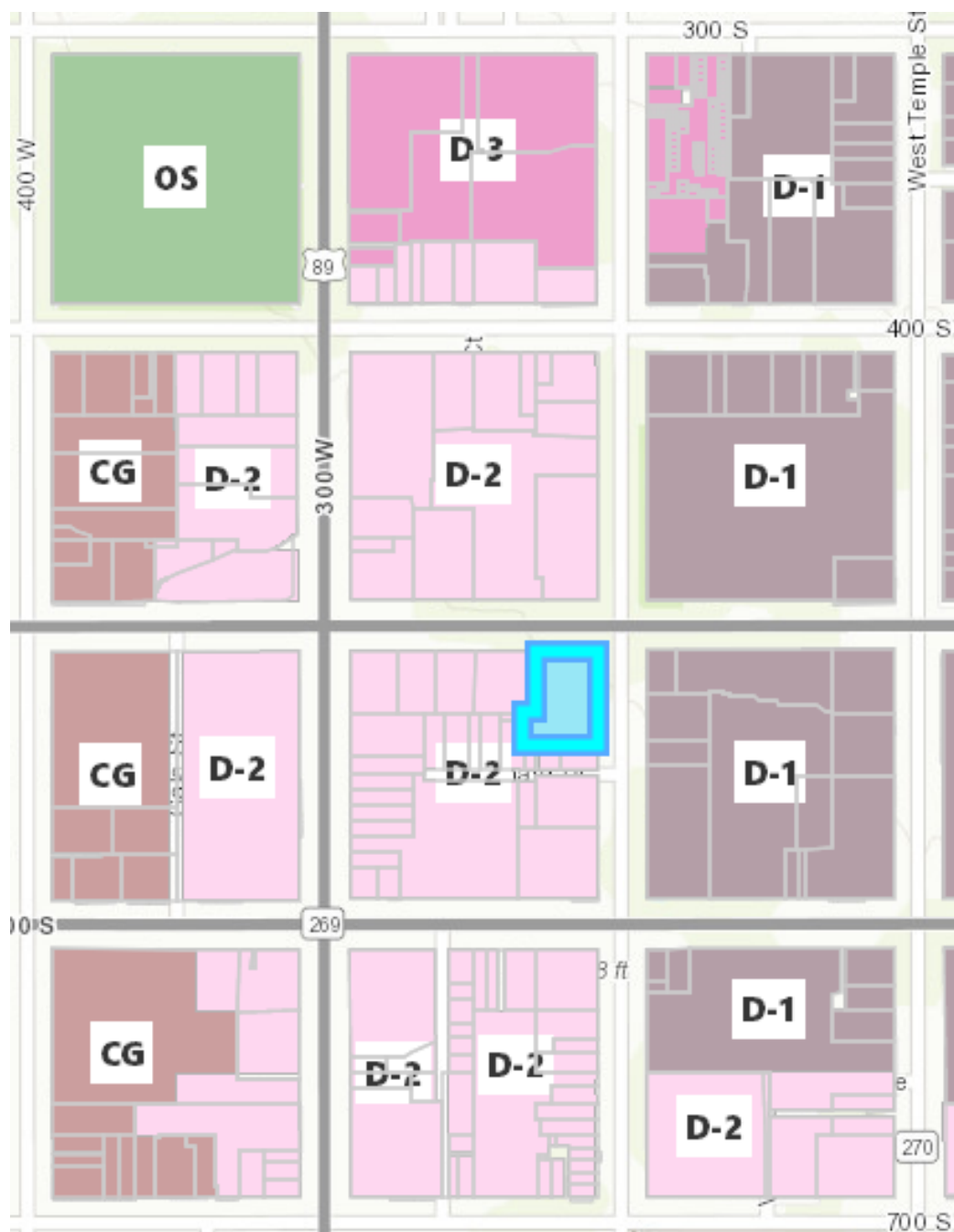
Area zoning is primarily D-2 on the west side of 200 West, and D-1 on the east side as shown in the zoning map below. Land uses on 500 South include several hotels and motels, multi-family apartment buildings, a fast-food restaurant, and commercial businesses. Properties fronting 200 West include commercial



businesses and a motel. 500 South is a major one-way corridor connecting downtown to an Interstate-15 ramp.

Planning staff recommended the Planning Commission forward a positive recommendation to the Council for the proposed zoning map amendment. The Planning Commission reviewed this proposal during its March 8, 2023 meeting and held a public hearing at which no one spoke. Commissioners voted unanimously to forward a positive recommendation to the Council.

The Council is only being asked to consider rezoning the property and amending the future land use map. As noted above, no specific use for the property has been proposed. 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.



Area zoning map with the subject parcel shaded in blue.

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 want to ask the petitioner if there are updates to their plans for the property should the proposed zoning map amendment be approved.

KEY CONSIDERATIONS

Planning staff identified two key considerations related to the proposal which are found on pages 4-7 of the Planning Commission staff report and summarized below. For the complete analysis, please see the staff report.

Consideration 1-Adopted City Plan Considerations

The *Downtown Master Plan* designates the areas around 500 South and 600 South as the “Grand Boulevard District.” These one-way streets are the primary connectors to and from downtown and Interstate-15. This district calls for mid-rise buildings, large street trees and distinctive lighting.

The master plan identifies additional housing and increased economic work base for the downtown area. The plan also notes the scale of development and use intensity steps down to the south and west. Planning staff acknowledged downtown is expanding which will shift the pyramid shaped stepping down, continuing it into the D-2 zone.

Plan Salt Lake identifies strategies for responsible growth in the city, emphasizing transit-oriented development, infill, and redeveloping underutilized properties, including downtown.

It is Planning staff’s opinion that the proposed rezone is consistent with applicable master plans.

Consideration 2-Compatibility with Adjacent Properties

Most buildings taller than 100 feet are north of 300 South, but building heights closer to the subject parcel are transitioning from two to four stories tall to six stories and taller. Planning noted development pressure for additional height in the area and the potential for that to continue.

As stated above, most land uses in the area are for hotels/motels, mixed-use residential, office, and commercial retail. None of these uses would require buffering from the proposed D-1 zoning if the zoning map amendment is adopted.

Consideration 3- D-2 Zoning vs D-1 Zoning Development Potential

The current D-2 zoning district provides for urban neighborhood development that can accommodate office, residential, commercial, and other uses which support the more intense D-1 zoning. Under the recently adopted downtown building heights ordinance, buildings in the D-2 zone are allowed up to 65 feet by right, and up to 120 feet with conditions. There is no maximum building height in the D-1 zone, but buildings taller than 200 feet are subject to conditions and design review. A zoning comparison table is included in this report.

Currently there are no buildings taller than 100 feet in the immediate area of the subject property, but the Little America and Grand America hotels are within two to three blocks, both more than 100 feet tall.

ZONING COMPARISON

The following table includes regulations in the zoning ordinance adopted by the Council on June 6, 2023.

Regulation	Existing Zoning (D-2)	Proposed Zoning (D-1)
<i>Building Height</i>	Maximum height-65 feet by right Above 65 feet up to 120 feet subject to design review	Minimum height-100 feet Maximum Height-no limit Buildings taller than 200 feet subject to design review and must include at least one of the following: <ul style="list-style-type: none"> • Midblock walkway • Affordable housing • Exceed minimum ground floor uses • Restrictive covenant on historic building to preserve for at least 50 years • Privately owned publicly accessible open space of at least 500 square feet
<i>Yard Requirements</i>	Front/corner side yard-no minimum. Ten feet maximum. Buildings with ground floor residential: Minimum eight-foot front yard setback, 16 foot maximum. Provided yard shall be landscaped and provide at least one of the following: <ul style="list-style-type: none"> • Minimum of one bench for every 500 square feet of yard space • Landscaping that includes increase of at least 25% of total number of required trees • Awning covering at least five feet width and length from all street-facing building entrances 	No minimum Eight feet maximum. If provided must include at least one of the following: <ul style="list-style-type: none"> • Minimum of one bench for every 500 square feet of yard space • Landscaping that includes increase of at least 25% of total number of required trees • Awning covering at least five feet width and length from all street-facing building entrances

Analysis of Factors

Attachment E (pages 29-31) 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
<i>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>	<i>Complies</i>

<i>Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</i>	<i>Complies</i>
<i>The extent to which a proposed map amendment will affect adjacent properties;</i>	<i>Complies</i>
<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>	<i>Not Applicable</i>
<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>	<i>Some public facilities may need to be upgraded depending on use.</i>

City Department Review

During City review of the petition no responding departments or divisions expressed concerns with the proposal, but stated review and permits would be required if additional development occurs on the property.

PROJECT CHRONOLOGY

- November 15, 2022-Petition for zoning map amendment received by Planning Division.
- December 1, 2022-Petition assigned to Diana Martinez, Principal Planner.
- December 12, 2022-Information about petition sent to the Downtown and Central 9th Community Councils, and surrounding neighbors and property owners.
- February 23, 2023-Planning Commission public hearing notice posted on subject property.
- March 3, 2023-Planning Commission public hearing notice posted on City and State websites and sent via Planning listserv for the March 8, 2023 Planning Commission meeting.
- March 3, 2023-Planning Commission meeting and public hearing. The Planning Commission voted unanimously to forward a positive recommendation to the City Council for the proposed zoning map amendment.
- March 13, 2023-Ordinance review requested from Attorney's Office.
- April 3, 2023-Planning received signed ordinance from the Attorney's Office.
- April 27, 2023-Transmittal received in City Council Office.