



# Project Information

## Rezoning @ 1301 and 1321 South State Street

### Application #PLNPCM2020-00328

Salt Lake City has received an application for a zoning amendment in your neighborhood and is notifying you to ask public comments on the proposal.

**Request Type:** Zoning Map Amendment

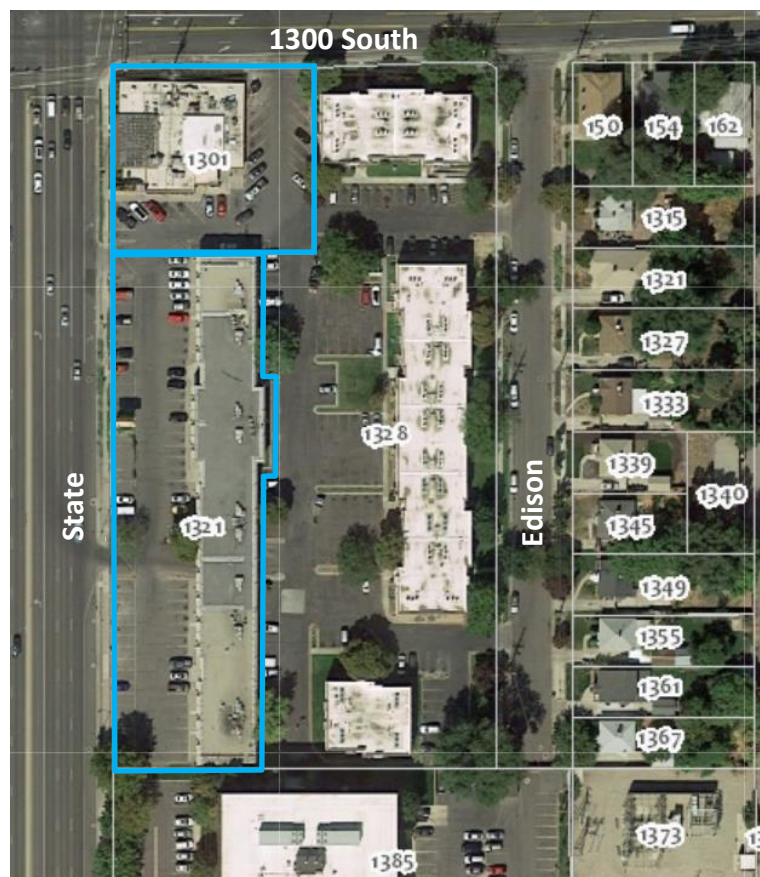
**Location:** 1301 and 1321 South State Street

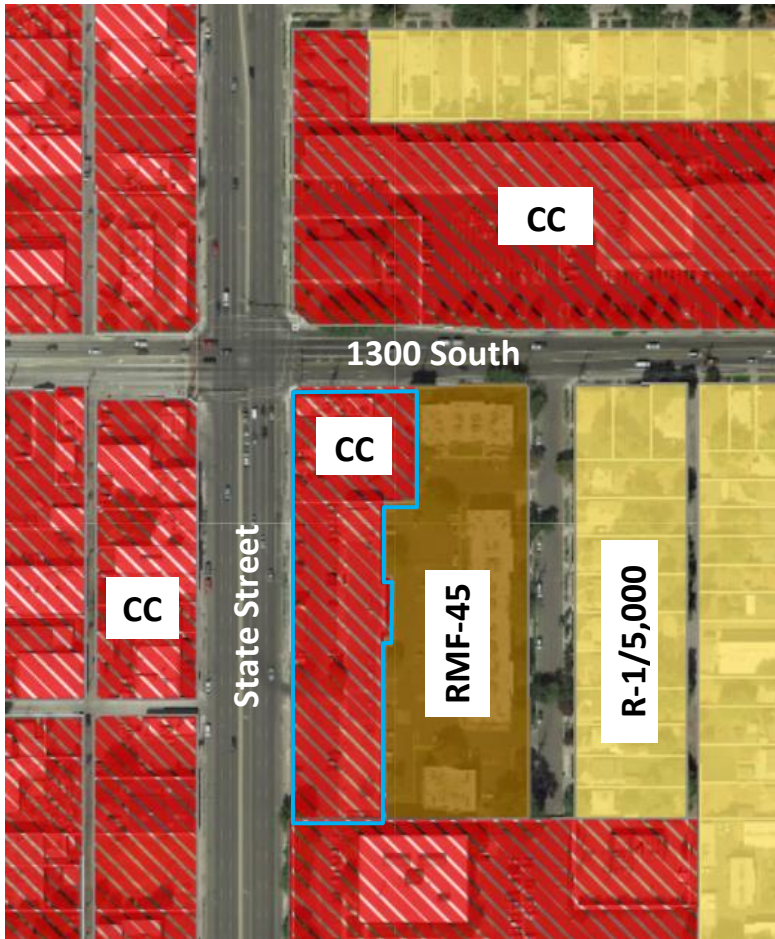
**Zone:** CC (Corridor Commercial)

**Proposed Zone:** FB-UN2 (Form Base Urban Neighborhood 2)

**Request Description:** Glen Anderson, representing the property owner, is requesting a zoning map amendment to rezone the properties at 1301 and 1321 S. State Street currently zoned CC (Corridor Commercial) to the FB-UN2 (Form Base Urban Neighborhood 2) zoning district. The FB-UN2 generally includes buildings up to four (4) stories in height, with taller buildings located on street corner parcels, which may contain a single use or a mix of commercial, office, and residential uses. Development regulations are based on building type, with the overall scale, form, and orientation of buildings as the primary focus.

The applicant feels that the intent of the FB-UN2 zoning district better aligns with the potential use of the corner lot and the potential for a new mixed-use building (to replace the existing buildings on the parcels). The FB-UN2 also has design standards that were created to reduce the impacts of increase height and density.





Existing zoning districts. Area outlined in blue is proposed to change from Corridor Commercial (CC) to Form Base Urban Neighborhood 2 (FB-UN2)

**Comparison between existing zoning district (CC) and proposed zoning district (FB-UN2)**

Zoning District	Lot size (min)	Lot width	Height	Yard				Landscape Yards
				Front	Corner Side	Side	Rear	
CC	10,000 square feet	75'	30/45	15'	15'	0	10'	15' on front and corner side
FB-UN2	4,000 square feet	30'	50' or 65' on corner lots	0 Minimum 10' Maximum	0 Minimum 10' Maximum	15' adj to SF or FB-UN1	20' adj to SF or FB-UN1	NA

<b>Design Standards</b>	<b>CC</b>	<b>FB-UN2</b>
Ground floor use		Yes
Ground floor use + visual interest		Yes
Building materials: ground floor		Yes
Building materials: upper floors		Yes
Glass: ground floor		Yes
Building entrances	Yes	Yes
Blank wall: maximum length		Yes
Upper floor step back		Yes
Balconies & Patios		Yes
Lighting: parking lot	Yes	No

**Review Criteria**

The City’s Planning Staff will evaluate the proposal against adopted policies and regulations and provide a recommendation to the Planning Commission. The criteria below are used to analyze a proposed zoning amendment:

1. 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;
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;
3. The extent to which a proposed map amendment will affect adjacent properties;
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
5. 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.

**Comment and Questions**

City Planning staff is currently reviewing the development applications for compliance with the applicable City standards. After the public comment period a public hearing will be scheduled for the Planning Commission. The City Council will hold a public hearing after the Planning Commission and will be the final decision maker.

You may submit written comments or questions on the proposal to the City Planning staff reviewing the proposal, Katia Pace, via e-mail to [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com) or mail them to:

**ATTN Katia Pace**  
**Salt Lake City Planning Division**  
**451 S State St Rm 406**  
**PO Box 145480**  
**Salt Lake City UT 84114-5480**