

## Salt Lake City Planning Division - Public Information Sheet

### The Other Side Village – Rezoning Application

PLNPCM2021-00787



**Request Type:** Zoning Map Amendment  
**Project Name:** The Other Side Village Rezoning Application  
**Location:** 1850 W Indiana Avenue & a portion of 1965 W 500 S  
**Zone:** PL (Public Lands) – Proposed change to FB-UN2 (Form Based Urban Neighborhood)

**Application:** Tim Stay, CEO of The Other Side Academy is requesting that the City amend the zoning map for the property located at 1850 W Indiana Avenue and a portion of the property located at 1965 W 500 S respectively. **Please see map on back of page.** Both properties are owned by Salt Lake City and are zoned PL - Public Lands. The applicant is requesting to change the zoning map designation of the property to FB-UN2 (Form Based Urban Neighborhood District) in order to develop a walkable urban neighborhood of mixed uses to be known as “The Other Side Village”. The proposed uses on the approximately 48-acre site would include permanent supportive housing for homeless individuals as well as services and resources including on-site healthcare, medical services, and community gathering spaces. This request only relates to the zoning designation of the property. No specific site development proposal has been submitted or is under consideration at this time and the Westside Master Plan is not being changed. The properties are in Council District 2, represented by Dennis Faris.

#### What is Form-Based Zoning?

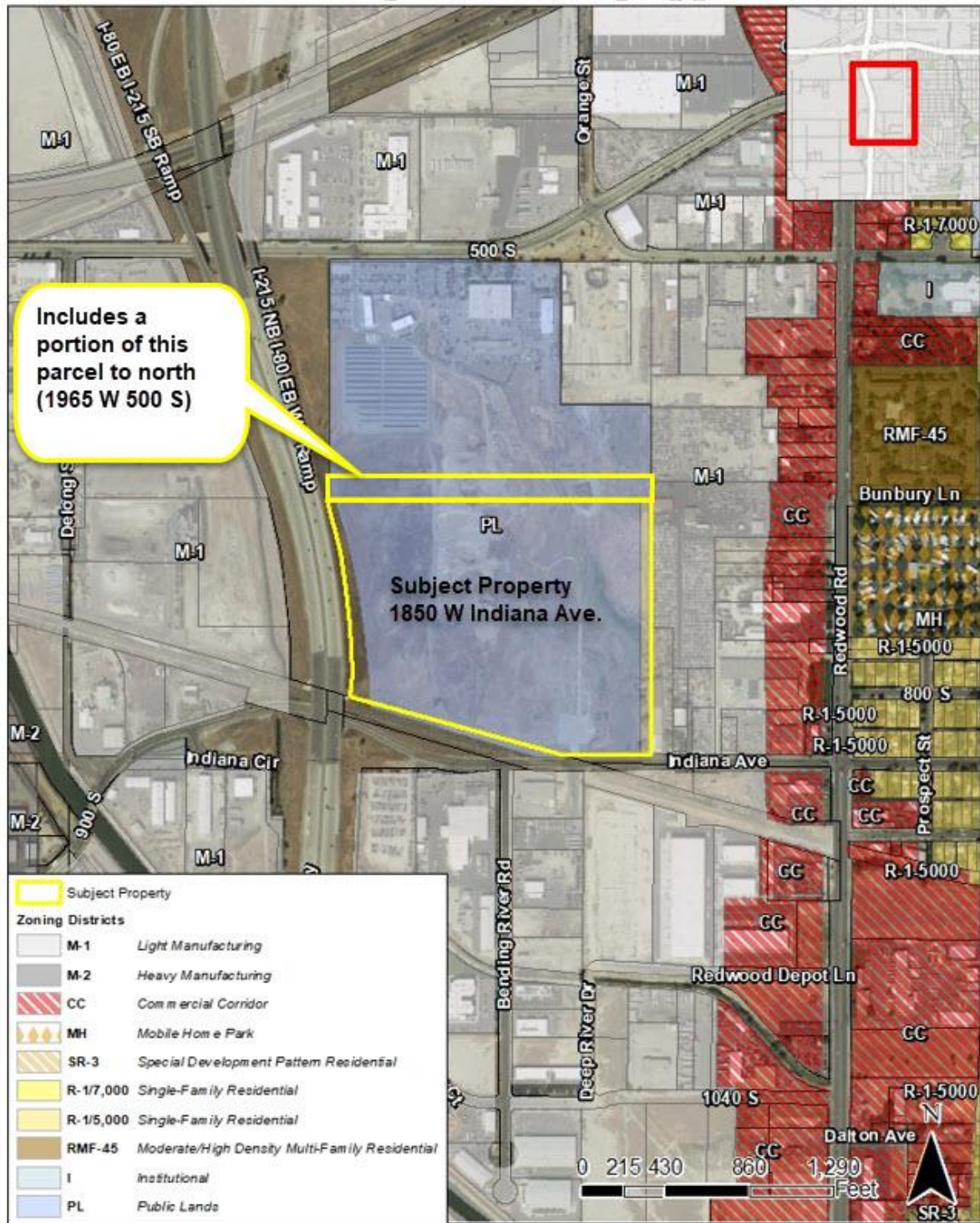
The purpose of the Form Based District is to create walkable urban neighborhoods which provide people-oriented places, options for housing types, proximity to amenities and public transportation, and access to recreational and employment opportunities. In addition, the Form Based District ordinance provides specific zoning regulations that focus on the scale and form of development to create pedestrian oriented communities to live, work and play within a close proximity.

The FB-UN2 District would allow the development of a lower intensity urban neighborhood generally consisting of buildings up to four stories in height with taller buildings located on street corners, which may contain a single use, or mix of uses. The FB-UN2 zoning designation is in line with the applicant’s general vision and uses in The Other Side Village.

#### Process and Next Steps:

- The Planning Division is in the process of obtaining public comment on this project to help identify concerns and issues from the public.
- Notice has been sent to the Chairs of the Poplar Grove Community Council and Glendale Community Councils. The property is located within the Poplar Grove boundaries but is adjacent to Glendale.
- The Planning Commission will hold a Public Hearing to make a recommendation to City Council in regard to the petition.
- The Planning Commission Public Hearing will be scheduled at a future date.
- The recommendation of the Planning Commission will be forwarded to City Council.
- City Council has the authority to make a final decision on requests for zoning map changes.

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For additional information and questions, the Salt Lake City Planning Division staff contact is:

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