



135, 159, 163 W Goltz Avenue, & 1036 S Jefferson Street Rezones and Ballpark Station Area Master Plan Amendments

Planning Petition Information for PLNPCM2021-01307, PLNPCM2021-01308, PLNPCM2021-01309, PLNCPM2022-00198, PLNPCM2022-00199 & PLNPCM2022-00207

Petition Numbers: PLNPCM2021-01307, PLNPCM2021-01308, PLNPCM2021-01309, PLNCPM2022-00198, PLNPCM2022-00199 & PLNPCM2022-00207

Application Type: Zoning Map Amendments & Ballpark Station Area Master Plan Amendments

Project Location: 135, 159, 163 W Goltz Avenue & 1036 S Jefferson Street

Current Zoning District: R-MF-35 (Moderate Density Multi-Family Zoning District)

Proposed Zoning District: R-MU (Residential Mixed Use)

Council District: Council District 5



Vicinity Map

What is the request?

Salt Lake City received the following requests from TAG SLC, LLC:

1. **Zoning Map Amendments:** To rezone the following properties from RMF-35 (Moderate Density Multi-Family Residential Zoning District) to R-MU (Residential Mixed Use)
 - **135 W Goltz Avenue** (Petition No. PLNPCM2021-01308)
 - **159 & 163 W Goltz Avenue** (Petition No. PLNPCM2021-01307)
 - **1036 S Jefferson Street** (Petition No. PLNPCM2021-01309)

2. **Ballpark Station Area Plan Amendments:** To amend the Ballpark Station Area Plan, Future Land Use Designations of the subject properties from Medium Density Residential to High Density Residential Mixed Use:

- **135 W Goltz Avenue** (Petition No. PLNPCM2022-00199)
- **159 & 163 W Goltz Avenue** (Petition No. PLNPCM2022-00207)
- **1036 S Jefferson Street** (Petition No. PLNPCM2022-00198)

The proposed amendments are intended to allow the property owner to accommodate several multi-family developments. Future development plans were not submitted with this application.

What are the next steps?

- Notice of this application has been sent to the Chair of the Ballpark Community Council and the Central 9th Community Council, where the property is located, who may choose to schedule the matter at an upcoming meeting. Please contact the chair(s) of these organizations to determine whether a community council will review this petition and when and how that meeting will occur. The contact information for these groups is as follows:
 - Ballpark Community Council - Amy Hawkins - Email: amy.j.hawkins@gmail.com
 - Central 9th Community Council – Douglas Flagler - Email: central9thcc@gmail.com

Notice has also been sent to property owners and residents within 300 feet of the project to obtain public input and comments on the proposal. Notified parties are given a 45-day period to respond before a public hearing with the Planning Commission can be scheduled.

- During and following this comment period, the Planning Division will evaluate the proposal against the applicable standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.
- The Planning Commission will then hold a public hearing for additional public comments and make a recommendation to the City Council.
- The City Council will hold a public hearing for additional public comments. The City Council will have the final decision on the matter.

What is the role of the Planning Staff in this process?

Planning Staff processes the application, communicates with the applicant to understand the project, and seeks input from the community.

Where can I get additional information?

The applicant has provided a packet with the plans as well as a project description. The application packet is a public record and available for download. To access this information:

1. Visit the open house webpage for this petition at <https://www.sl.c.gov/planning/open-houses/>.
2. Click on the project title for this petition, located under the “Active Online Open Houses” section
3. Click “Additional Information”
4. Click any applicant-submitted item to download submitted plans

Public comments and questions

We want to hear from you! To submit a comment or question please contact the staff planner via email or leave a voicemail, your questions will be answered within a week after the comment period has ended.

- **Start of Comment Period:** (March 6, 2023)
- **End of Comment Period:** (April 20, 2023)

During and following this comment period, the Planning Division will evaluate the proposal against the applicable zoning standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.

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