



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Mayor Erin Mendenhall

Cc: Rachel Otto, Chief of Staff; Tammy Hunsaker, Department of Community and Neighborhoods Director; Michaela Oktay, Deputy Planning Director; Danny Walz, Director Salt Lake City Community Reinvestment Agency.

From: Nick Norris, Planning Director

Date: October 16, 2025

Re: Initiation of a zoning text and map amendment for city owned land that includes the ballpark located at 1300 South and West Temple and surround city owned land.

The Planning Division is requesting that you initiate a zoning amendment for the city owned land that includes the ballpark located at 1300 South and West Temple and the surrounding city owned land. The purpose of the amendment is to adopt appropriate zoning regulations to support the Ballpark Next vision and implement the Ballpark Station Area Plan. The initiation would include either utilizing the MU-11 zoning district that was recently adopted or adopting the new "MU-15 Mixed Use Zoning District" and applying this zone to the property. Other Mixed-Use zones may also be considered for some parts of the proposal. Attachment A, from the Ballpark Next Community Design Plan, shows the recommended heights throughout the city owned sites. Different mixed use zoning districts with lower building heights may be used to implement the Ballpark Next Community Design Plan.

One of the reasons for creating this new zone is that currently the MU-11 zoning district includes two other areas within the zoning district (Granary and portions of the Sugar House Business District) that allow buildings up to 150 feet. Adding a third area starts to make the MU-11 zoning district overly complicated and best practice would be to have these areas be the next tier up in zoning districts. The Planning Division intends to utilize the recently adopted Mixed Use Zoning District but modify the maximum height allowed from 125 feet in the MU-11 zone to 150 feet in the MU-15 zone. All other land use regulations would be the same, except for updating the land use tables to ensure all the desired land uses associated with the Ballpark Next project are allowed in the zone. If the council does adopt the MU-15 zoning district, in the future it would replace the areas currently zoned MU-11 that have specific areas where heights up to 150 feet are allowed. This would be done as a future zoning map amendment and not be associated with this amendment. The zone would also be used as part of a future zoning consolidation project that includes the downtown and gateway zoning districts.

This memo includes a signature block to initiate the petition if that is the decided course of action. If the decided course of action is not to initiate the application, the signature block can remain blank. Please notify the Planning Division when the memo is signed or if the decision is made to not initiate the petition.

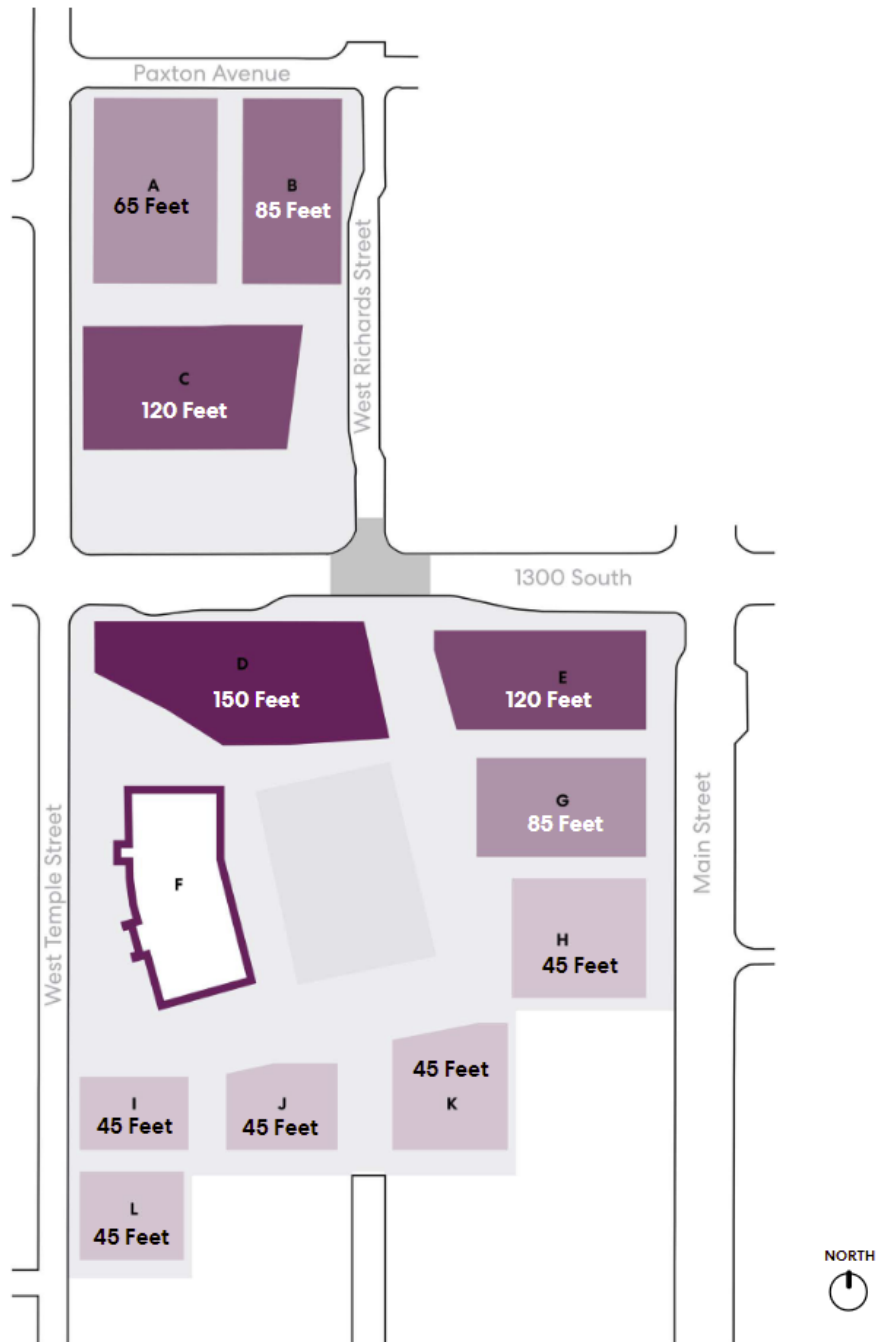
Please contact me at 801-535-6173 or nick.norris@slcgov.com if you have any questions. Thank you.

Concurrence to initiate the zoning text amendment petition as noted above.


Erin Mendenhall (Oct 21, 2025 13:44:52 MDT)
Erin Mendenhall, Mayor

10/21/2025

Date



ALLOWABLE BUILDING HEIGHTS

	Ballpark Structure		85 Feet
	150 Feet		60 Feet
	120 Feet		45 Feet






Ballpark Zoning Amendment Initiation

Final Audit Report

2025-10-21

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By:	Nick Norris (nick.norris@slc.gov)
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