



Information Sheet

Project // BP Overlay Rezone

Address // 2691 N 2200 West

Request Type // Zoning Map and Text Amendment

Petition // PLNPCM2018-00865/
PLNPCM2019-00677

Applicant // Ivory Development

Request

Ivory Development is requesting to rezone a 440 acre property located at 2691 N 2200 West. The property is currently zoned Business Park (BP). The applicant is proposing to add a new overlay zone to the property, which would add additional development regulations to the property. The overlay regulations are proposed to add additional allowed uses, allow required open space to be distributed across the property, require additional buffering for adjacent residential uses, and increase the building height limit. The purpose of the requested rezone is to accommodate a future “Research Park” development involving business and industries related or similar to those in the existing “Research Park” located next to the University of Utah.

The proposal may be modified in response to feedback from the public and the City. The developer has not submitted any development plans at this time. A map of the property is attached to this sheet.

Key Facts

The property is currently zoned Business Park (BP) and it currently could be developed for office and light industrial uses without the proposed zoning change. Any new development is required to upgrade associated infrastructure as necessary to serve the development, including adjacent roads and utilities.

Under the proposed zoning overlay, all current BP zoning standards would apply to new development except where specifically changed by the overlay.

The proposed changes in the overlay include:

- Adding additional allowed uses, including Printing Plant and Contractor’s Yard/Office.
- Changing some conditional uses to permitted uses, including Light Manufacturing and Commercial Parking.
- Prohibiting some currently allowed uses, including Animal Kennels and Home Daycares.
- Allowing the 15% open space requirement to be allocated/distributed across the entire property/development site as a whole, rather than requiring each individual lot within the site to include 15% open space.
- Increasing the landscaped buffer distance from 50’ to 60’ next to residential uses. This would apply to the residential Agriculture zoned (AG-2/AG-5) properties along 2200 West.
- Increasing the building height allowance from 60’ to 65’.

Please see the attached BP zone summary sheet and full text of the proposed overlay for more details.

Approval Criteria

The City’s Planning Staff will review the proposal against adopted policies and regulations and provide a recommendation to the Planning Commission. The below are criteria 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.



Approval Criteria (continued)

The below are criteria used to analyze a proposed zoning text amendment:

1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopt-ed planning documents;
2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;
3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional stand-ards;
4. The extent to which a proposed text amendment implements best current, professional practices of urban plan-ning and design.

Existing Applicable City Plans

In evaluating a zoning proposal City staff evaluates the proposal against applicable adopted City Master Plan documents. This zoning proposal is located in the City's *Northpoint Small Area Plan* and will be analyzed with regard to the policies in that plan. That plan can be downloaded from this page: <https://www.slc.gov/planning/master-plans/>

Zoning Amendment Public Process

The process for a rezone (or "zoning amendment") includes multiple steps and public hearings. The following additional public meetings will be held regarding this rezone. Nearby residents and property owners will receive mailed notice for the below public meetings.

1. **Planning Commission:** Will hold a public hearing and make a recommendation (Date TBD)
2. **City Council:** Will hold a public hearing and make a decision (Dates TBD)

The City Council is the final decision maker on this rezone proposal.

City Planning Staff Contact

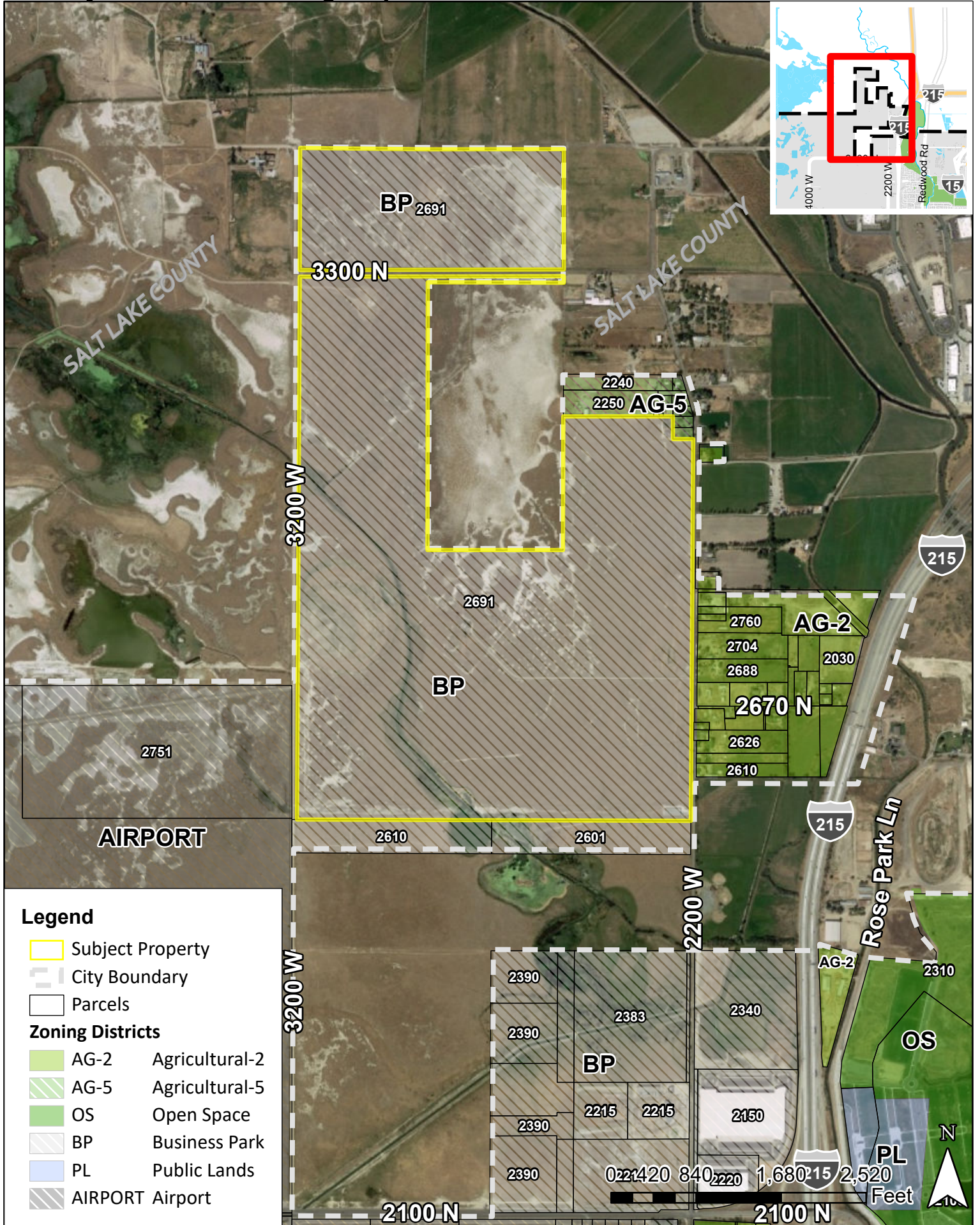
If you have questions about the proposal or if you have comments that you would like passed on to the Planning Commission please contact the City staff planner assigned to the proposal:

- Daniel Echeverria, Senior Planner at daniel.echeverria@slcgov.com or 801-535-7165

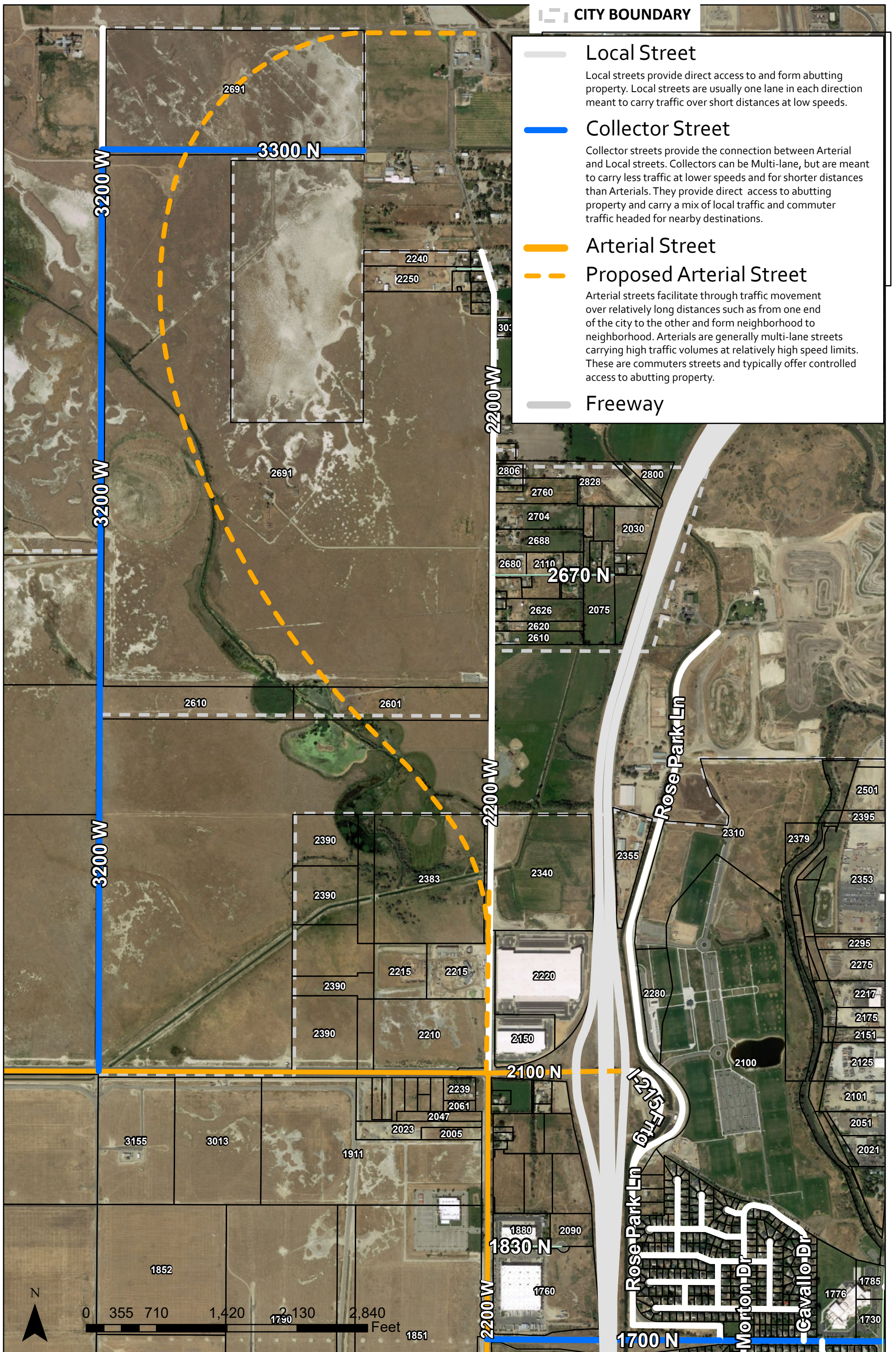
Attachments:

1. **Map of the Proposed Zoning Overlay Property** - This map shows the current surrounding City zoning
2. **Map Extract from the City's Major Street Plan** - This map shows the City's future road improvement plans
3. **Business Park (BP) Zoning Regulations Summary Sheet** - These are the current development regulations that apply to the property.
4. **Proposed Overlay Zone Regulations from Applicant** - These are the additional development regulations proposed by the applicant to apply to the property.

Vicinity Aerial and Zoning Map



City Major Street Map 2018 - Plan for Future Street Improvements

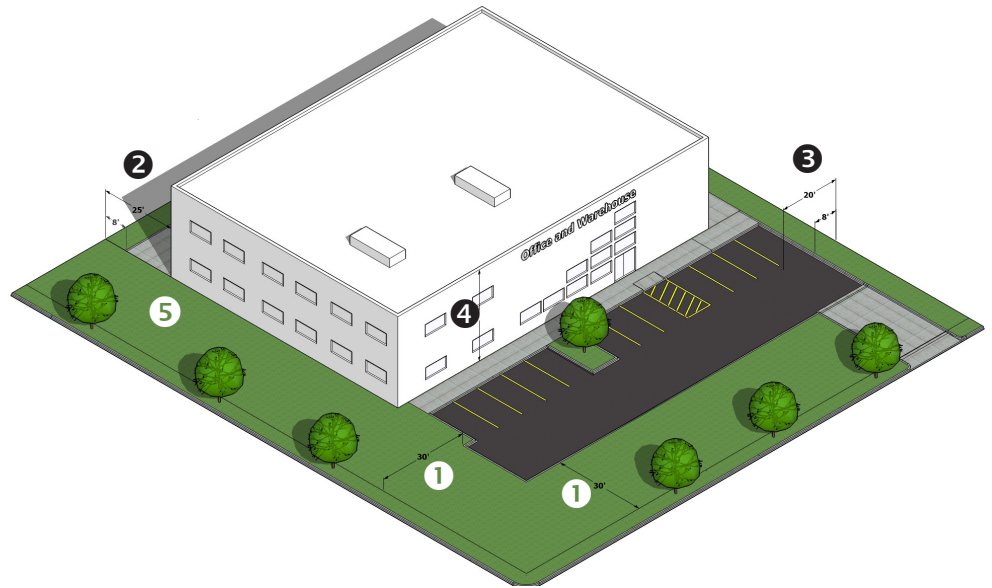


BP

BUSINESS PARK

ZONING REGULATIONS OVERVIEW

The purpose of the BP business park district is to provide an attractive environment for modern offices, light assembly and warehouse development and to create employment and economic development opportunities within the city in a campus-like setting. This district is appropriate in areas of the city where the applicable master plans support this type of land use. The standards promote development that is intended to create an environment that is compatible with nearby, existing developed areas.



Development Examples

Zoning Diagram of Development Standards

BP Development Standards (21A.32.030)							
LOT WIDTH	LOT AREA	FRONT/CORNER SIDE YARD ①	REAR YARD ②	SIDE YARDS ③	LANDSCAPE BUFFERS	HEIGHT ④	OPEN SPACE ⑤
Min. 100'	20,000 sq ft min.	Min. 30', shall be maintained as landscaped yard.	Min. 25', 8' min. shall be maintained as landscaped yard.	Min. 20', 8' min. shall be maintained as landscaped yard.	Min. 30' next to residential zones. Shall be landscaped, including shade trees, shrubs, and 6' fence.	60' max.	Min. 15% of lot area. 33% of required open space shall be covered in vegetation.

Special BP Regulations (21A.32.030.I)			
ENCLOSED OPERATIONS	OUTDOOR STORAGE	NUISANCE IMPACTS	BUFFER FROM AGRICULTURE ZONES
All principal uses shall take place within entirely enclosed buildings.	Accessory outdoor storage shall be screened with a solid fence and approved through the site plan review process.	Uses and processes shall be limited to those that do not create a nuisance to the use and enjoyment of adjacent property due to odor, dust, smoke, gases, vapors, noise, light, vibration, refuse matter or water carried waste.	When property abuts or is across the street from AG-2 or AG-5 zoned property the following apply: <ul style="list-style-type: none"> • Buildings prohibited within 100' of the adjacent property line. • Parking lots prohibited within 50' of adjacent property line • Setback shall include a landscaped buffer with min. 5' tall berm, shade tree every 25 linear feet, and min. 4' tall shrub row along entire length of buffer. Solid 6' tall fence required along property line, unless waived by Zoning Administrator.

The above information is a synopsis of the regulations. Please see the zoning ordinance for the complete regulations.

PERMITTED AND CONDITIONAL USES - BP DISTRICT USE LIST

USES	BP
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P
Adaptive reuse of a landmark site	
Agricultural use	C
Air cargo terminals and package delivery facility	P
Airport	
Alcohol:	
Bar establishment (2,500 square feet or less in floor area)	
Brewpub (2,500 square feet or less in floor area)	P¹²
Brewpub (more than 2,500 square feet in floor area)	P¹²
Tavern (2,500 square feet or less in floor area)	
Ambulance service (indoor)	P
Ambulance service (outdoor)	P¹⁰
Amphitheater, formal	
Amphitheater, informal	
Animal:	
Kennel on lots of 5 acres or larger	C
Pet cemetery	
Stable (private)	
Stable (public)	
Veterinary office	P
Antenna, communication tower	P
Antenna, communication tower exceeding the maximum building height in the zone	C
Art gallery	
Artisan food production	P
Bed and breakfast	
Bed and breakfast inn	
Bed and breakfast manor	
Botanical garden	
Cemetery	
Clinic (medical, dental)	P
Commercial food preparation	P
Community garden	P
Convent/monastery	
Daycare center, adult	P
Daycare center, child	P
Daycare, nonregistered home daycare	P²²
Daycare, registered home daycare or preschool	P²²
Dental laboratory/research facility	P
Dwelling:	

PERMITTED AND CONDITIONAL USES - BP DISTRICT USE LIST

USES	BP
Accessory unit	
Assisted living facility (large)	
Assisted living facility (limited capacity)	
Assisted living facility (small)	
Group home (large)	
Group home (small)	
Living quarters for caretaker or security guard	P
Manufactured home	
Mobile home	
Multi-family	
Residential support (large)	
Residential support (small)	
Rooming (boarding) house	
Single-family (attached)	
Single-family (detached)	
Twin home and two-family	
Eleemosynary facilities	
Exhibition hall	
Extractive industry	
Fairground	
Farm stand, seasonal	P
Financial institution	P
Financial institution with drive-through facility	P¹⁴
Gas station	P⁷
Golf course	
Government facility	C
Government facility requiring special design features for security purposes	
Government office	P
Heliport	C
Home occupation	P²³
Hospital, including accessory lodging facility	
Hotel/motel	C
Hunting club, duck	
Industrial assembly	P
Jail	
Jewelry fabrication	P
Large wind energy system	C
Library	
Light manufacturing	C
Manufacturing, concrete or asphalt	

PERMITTED AND CONDITIONAL USES - BP DISTRICT USE LIST

USES	BP
Meeting hall of membership organization	P
Mixed use development	
Mobile food business (operation on private property)	P
Municipal service uses, including City utility uses and police and fire stations	C
Museum	
Nursing care facility	
Office	P
Open space	P
Park	P
Parking:	
Commercial	C
Off site	
Off site (to support uses in an OS or NOS Zoning District)	
Park and ride lot	
Park and ride lot shared with existing use	P
Performing arts production facility	P
Philanthropic use	
Place of worship	P
Radio, television station	P⁶
Reception center	
Recreation (indoor)	C
Recreation (outdoor)	
Research and development facility	P
Research facility (medical)	
Restaurant	P⁷
Restaurant with drive-through facility	P^{7, 14}
Retail goods establishment	P⁷
Retail, sales and service accessory use when located within a principal building	
Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees	P
Retail service establishment	
School:	
College or university	
K - 12 private	
K - 12 public	
Music conservatory	
Professional and vocational	P
Seminary and religious institute	
Small brewery	C

PERMITTED AND CONDITIONAL USES - BP DISTRICT USE LIST

USES	BP
Solar array	P
Stadium	
Storage, accessory (outdoor)	P
Studio, art	
Theater, live performance	C¹⁵
Theater, movie	
Transportation terminal, including bus, rail and trucking	
Urban farm	P
Utility, building or structure	P¹
Utility, transmission wire, line, pipe or pole	P¹
Vehicle, automobile rental agency	P
Vending cart, private property	P
Vending cart, public property	
Warehouse	P
Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)	
Wholesale distribution	P
Wireless telecommunications facility (see section 21A.40.090, table 21A.40.090E of this title)	
Zoological park	

QUALIFYING PROVISIONS

1. Subject to conformance to the provisions in subsection 21A.02.050B of this title.
6. Radio station equipment and antennas shall be required to go through the site plan review process to ensure that the color, design and location of all proposed equipment and antennas are screened or integrated into the architecture of the project and are compatible with surrounding uses.
7. When approved as part of a business park planned development pursuant to the provisions of chapter 21A.55 of this title.
10. Greater than 3 ambulances at location require a conditional use.
12. Subject to conformance with the provisions in section 21A.36.300, "Alcohol Related Establishments", of this title.
14. Subject to conformance to the provisions in section 21A.40.060 of this title for drive-through use regulations.
15. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
22. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section 21A.36.130 of this title.
23. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section 21A.36.030 of this title.

SUMMARY FOR NEW BUSINESS PARK-I OVERLAY DISTRICT

1. **PROPOSAL.** Ivory Development desires for the City to create a Business Park-I Overlay District and to apply the new district to an approximately 440 acre parcel of land located at 2691 North 2200 West (the “Subject Property”). The Subject Property is currently located in the BP Business Park District (“BP district” or “BP”) and this zoning designation has existed since 1995¹. Ivory is pursuing a new overlay zoning district to facilitate an integrated project to be known, at least initially, as “Research Park West.” The plan is to operate this site together with the University of Utah’s existing Research Park. By creating a new overlay district, the City and Ivory will together be able to add the uses and other refinements needed to facilitate an integration of uses needed by businesses and industries already located in or resulting from activities within the existing Research Park. In short, there are businesses and institutions in Research Park that have space and building needs that cannot be filled within the existing Research Park. This area will be branded, integrated and used so that these uses will stay within the city, rather than going to business parks or industrial areas outside of Salt Lake City.

2. **ADDITIONAL USES.**
The overlay district will include the uses already allowed in the BP district. The proposed additions and modifications to the list, along with a brief explanation, are listed on Schedule 1, attached.

3. **REMOVAL OF CERTAIN USES.**
The following uses, although allowed in the BP district, shall not be allowed for areas within the Business Park-I Overlay District:
 - (a) Animal, Kennel on lots of 5 acres or larger
 - (b) Daycare, nonregistered home daycare

4. **DIMENSIONAL AND SUPPLEMENTARY REGULATIONS.**
 - (a) The new zoning district would require 15 percent open space but calculated on an overlay district basis, not lot basis. In other words, the open space calculation is made in the aggregate for the entire project, not on a lot by lot basis.
 - (b) Uses in an overlay zoning district adjoining residential uses shall be located 60 feet from the public right of way (“Buffer Area”). Buffer Area shall be bermed and landscaped along the length of the residential interface.
 - (c) Height: Maximum height in the overlay district will be 65 foot height as opposed to 60 foot height.

5. **PROCESS.** The text and map amendments will run concurrently so that platting and site plan approvals may follow any approval of the overlay district.

¹ The Northpoint Small Area Plan confirms that the Subject Property has been commercial since 1974 and has been contemplated as appropriate for a business park since being rezoned in 1995.

Schedule 1

[Summary of Allowed Uses for Subject Property Upon Creation Of BP Overlay Zone, with Explanatory Notes]

	BP District	BP Overlay	Explanatory Notes
(a)	Accessory use, except those that are otherwise specifically regulated elsewhere in this title, permitted		
(b)	Agricultural use, conditional		
(c)	Air cargo terminals and package delivery facility, permitted		
(d)	Alcohol, Brewpub (2,500 square feet or less in floor area), permitted		
(e)	Alcohol, Brewpub (2,500 square feet or less in floor area), permitted		
(f)	Ambulance service (indoor), permitted		
(g)	Ambulance service (outdoor), permitted		
(h)	Animal, Kennel on lots of 5 acres or larger, conditional	<i>Not allowed</i>	We would propose removing kennels from being allowed in the BP Overlay
(i)	Animal, Veterinary office, permitted		
(j)	Antenna, communication tower, permitted		
(k)	Antenna, communication tower exceeding the maximum building height in the zone, conditional		
(l)	Artisan food production, permitted		
(m)		Bus line yard and repair facility, permitted	We may have a shuttle or other system between the two research parks.
(n)	Clinic (medical, dental), permitted		
(o)	Commercial food preparation, permitted		
(p)	Community garden, permitted		
(q)		Contractor's yard/office, permitted	Proposal would be to have the contractor yard used for projects at Research Park/U of U and on the Subject Property.
(r)	Daycare center, adult, permitted		
(s)	Daycare center, child, permitted		

(t)	Daycare, nonregistered home daycare, permitted	<i>Not allowed</i>	We do not anticipate in home uses and are proposing that this be removed from the overlay district.
(u)	Daycare, registered home daycare or preschool, permitted		
(v)	Dental laboratory/research facility, permitted		
(w)	Dwelling, Living quarters for caretaker or security guard, permitted		
(x)	Farm stand, seasonal, permitted		
(y)	Financial institution, permitted		
(z)	Financial institution with drive-through facility, permitted		
(aa)	Gas station, permitted		
(bb)	Government facility, conditional	Government facility, permitted	We may have some government uses in the park.
(cc)		Government facility requiring special design features for security	Same as above.
(dd)	Government office, permitted		
(ee)		Greenhouse, permitted	An additional use that may assist with a research tenant
(ff)	Heliport, conditional		
(gg)	Home occupation, permitted		
(hh)	Hotel/motel, conditional		
(ii)	Industrial assembly, permitted		
(jj)	Jewelry fabrication, permitted		
(kk)		Laboratory (medical, dental, optical), permitted	This use supports the research park concept.
(ll)		Laboratory (testing), permitted	Same as above.
(mm)	Large wind energy system, conditional		
(nn)		Laundry, commercial	Again, may assist with attracting research tenants.
(oo)	Light manufacturing, conditional	Light manufacturing, permitted	This change will facilitate the development and leasing of the project.
(pp)	Meeting hall of membership organization, permitted		

(qq)		Mobile food business (operation in the public right of way), permitted	A new concept for purposes of attracting tenants and allowing their employees to stay within the project during the work day.
(rr)	Mobile food business (operation on private property), permitted		
(ss)		Mobile food court, conditional	Same as above.
(tt)	Municipal service uses, including City utility uses and police and fire stations, conditional		
(uu)	Office, permitted		
(vv)	Open space, permitted		
(ww)		Package delivery facility, permitted	This use is intended to be supportive of the other uses in the research park.
(xx)	Park, permitted		
(yy)	Parking, Commercial, conditional	Parking, Commercial, permitted	We are proposing making this a permitted use.
(zz)		Parking, Park and ride lot, permitted	We believe a park and ride may be needed to integrate the two parks.
(aaa)	Parking, Park and ride lot shared with existing use, permitted		
(bbb)	Performing arts production facility, permitted		
(ccc)		Photo finishing lab, permitted	May assist with research and other tenants
(ddd)	Place of worship, permitted		
(eee)		Printing plant, permitted	Another supporting use for research uses
(fff)		Professional and vocational school (with or without outdoor activities), conditional	To support educational uses that may tie with the research park concept.
(ggg)		Seminary and religious institute, conditional	Same as above.
(hhh)	Radio, television station, permitted		
(iii)	Recreation (indoor), conditional		
(jjj)		Recreation (outdoor), conditional	May assist with attracting a broader

			array of research tenants
(kkk)	Research and development facility, permitted		
(lll)	Restaurant, permitted		
(mmm)	Restaurant with drive-through facility, permitted		
(nnn)	Retail goods establishment, permitted		
(ooo)	Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees, permitted		
(ppp)	School, Professional and vocational, permitted		
(qqq)	Small brewery, conditional		
(rrr)	Solar array, permitted		
(sss)	Storage, accessory (outdoor), permitted		
(ttt)		Store, convenience, permitted	Again, part of creating an “onsite” research park, some food offerings will be needed.
(uuu)		Studio, motion picture, permitted.	This type of use can complement a tenant looking to integrate its businesses.
(vvv)	Theater, live performance, conditional		
(www)	Urban farm, permitted		
(xxx)	Utility, building or structure, permitted		
(yyy)		Vehicle (auto and truck) repair, permitted	As part of integrating the campuses, vehicle repair may be needed and useful.
(zzz)		Vehicle, truck repair (large), permitted	Same as above.
(aaaa)	Utility, transmission wire, line, pipe or pole, permitted		
(bbbb)	Vehicle, automobile rental agency, permitted		
(cccc)	Vending cart, private property, permitted		
(dddd)	Warehouse, permitted		
(eeee)	Wholesale distribution, permitted		

