



Communication to Planning Commission

Community & Economic Development
Planning Division

To: Planning Commission Members

From: Everett L. Joyce, AICP, Senior Planner

Date: March 3, 2010

CC: Wilf Sommerkorn, Planning Director
Pat Comarell, Assistant Planning Director
Cheri Coffey, Planning Manager

Re: Salt Lake City Regional Sports Complex - Briefing
Petition PLNPCM2010-00028

Background

The Planning Division is reviewing a petition request by the Mayor to amend the Rose Park Small Area Master Plan and the Salt Lake City Zoning Map to support a proposed community recreation center (regional sports complex). The proposed regional sports complex property is located in both Open Space and Agriculture Zoning Districts. This rezone petition relates to a 21 acre portion of the regional sports complex site that is zoned Agriculture AG-2. The agriculture parcels are located at 2223 – 2349 North Rose Park Lane. The purpose of this briefing is to get direction from the Planning Commission on the most appropriate zoning approach for the current and future needs of the regional sports complex.

The proposed development includes a future field house, an indoor soccer facility or arena. An arena is defined as an enclosed area used for public entertainment or a building containing an arena. The Open Space Zone is part of the City's Special Purpose Zoning Chapter. Within the Table of Permitted and Conditional Uses for the Special Purpose Chapter, there is a specific use listed for stadiums and arenas. The table lists these uses as a conditional use within the Public Lands Zoning District and does not list them as a use within the Open Space Zoning District. Staff has proposed that a portion of the sports complex site be zoned Public Lands to permit the future arena (field house). Attachment "A" depicts the existing Agricultural Zoning and the proposed Public Lands Zoning.

The Public Land Zoning District allows more intensive land uses than are allowed in the Open Space Zoning District, such as convention center with hotel, exhibition hall, library, school,

prison or jail. Therefore staff is not certain if this is the best option for this specific site. Clearly, the Agricultural zoning would need be rezoned to accommodate the sports complex. The sports complex is classified as a community recreation center, which is allowed as a permitted use in the Open Space Zoning District.

The proposal as presented would zone approximately 17 acres to Public Lands and the balance of the sports complex to Open Space. The amount of Public Lands Zoning is greater than actually needed for the field house; because the specific location of the field house has not yet been determined. Therefore, additional land was proposed for Public Lands zoning to accommodate flexibility in future design of the sports complex.

The zoning for the sports complex site is currently regulated by the AG-2 and OS Zoning Districts and the AFPP Airport Flight Path Protection, the Ground Water Source Protection and the Riparian Corridor Overlay Districts. There are no actions being considered to modify any of the zoning overlay districts.

Potential Options

In 2006, Salt Lake City had a Critical Open Lands inventory and assessment developed. This assessment recommended multiple open space categories to adequately address the variety of open space land uses within the City. This assessment included a recommendation to reclassify various types of open space relating to their specific purpose. Open space categories identified were Developed, Public Use, Watershed Protection, Natural and Sensitive Lands. Along with the multiple open space land use categories there would likely be a restructuring of the existing Open Space Zoning Districts to better reflect a variety of open space categories and what each could be used for.

Staff would like to discuss with the Planning Commission options for specific action related to the current Regional Sports Complex petition. Potential actions could include:

1. Continue with the proposed Open Space and Public Lands Zoning as proposed;
2. Rezone the entire property Open Space with potential future modifications:
 - a. Modify the Open Space text to allow arenas; and
 - b. Once the design and boundaries of the natural area along the Jordan River are completed consider Natural Open Space Zoning for this area.

At this time staff recommends Option 2, to rezone the entire sports complex property Open Space. Under this action, the future field house proposed in the regional sports complex project would be addressed through the modification of existing use tables within the Special Purpose Districts. Once the natural area designs are complete then rezone the area as Natural Open Space or defer action until the re-evaluation of the Open Space Zoning Districts occurs as discussed below.

In addition the staff recommends that the Planning Commission request the Planning staff to work with the Public Services Department and the Open Space Lands Program Manager to review open space categories and evaluate city-wide the potential for developing more appropriately defined open space districts as recommended in the Critical Lands Inventory and Assessment study conducted by Landmark Design. This action would also assist in the implementation of the City's Open Space Lands Program.

Attachment A
Proposed Zoning Map Amendment

