



# Staff Report

PLANNING DIVISION  
COMMUNITY & NEIGHBORHOOD DEVELOPMENT

**To:** Salt Lake City Planning Commission  
**From:** Katia Pace, 801-535-6354, [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com)  
**Date:** August 26, 2020  
**Re:** PLNPCM2020-00328 CC to FB-UN2 Rezone

## Zoning Map Amendment

**PROPERTY ADDRESS:** 1301 and 1321 South State Street  
**PARCEL ID:** 16-07-358-001-0000 & 16-07-358-008-0000  
**MASTER PLAN:** Central Community Master Plan  
**ZONING DISTRICT:** *Current* – Corridor Commercial (CC)  
*Proposed* – Form Base Urban Neighborhood 2 (FB-UN2)

### REQUEST:

Glen Anderson, representing the property owner, is requesting a zoning map amendment to rezone the properties at 1301 and 1321 S. State Street currently zoned CC (Corridor Commercial). The applicant is requesting to change the zoning to FB-UN2 (Form Base Urban Neighborhood 2) and to add this site/corner to a list of other sites in the FB-UN2 that allow buildings up to 65 feet height. The property is currently occupied by a restaurant and a commercial building. The FB-UN2 generally includes buildings up to four (4) stories in height, and with taller buildings located on some street corner parcels. Development regulations are based on building type, with the overall scale, form, and orientation of buildings as the primary focus.

The applicant feels that the intent of the FB-UN2 zoning district better aligns with the potential use of the corner lot and the potential for a new mixed-use building (to replace the existing buildings on the parcels). The FB-UN2 also has design standards that were created to reduce the impacts of increase height and density.



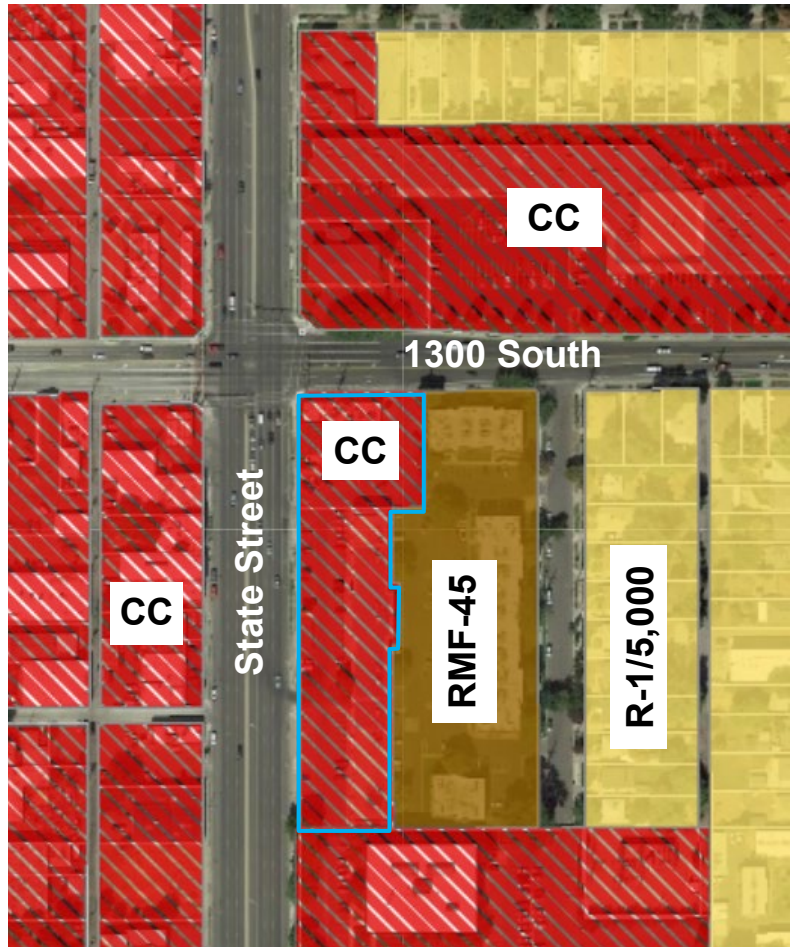
**RECOMMENDATION:**

Based on the findings listed in the staff report, Planning Staff recommends that the Planning Commission forward a favorable recommendation for the rezone request to the City Council with the condition that the That the two parcels, 1301 and 1321 South State Street, be consolidated before the ordinance is published.

**Petition Description**

The property is comprised of two lots that are currently occupied by a one-story restaurant, Coachman’s, on the corner lot, and a two-story commercial building on the south lot. The lot in the corner is 0.57 acres (24,829 square feet) and the lot on the south is 1.2028 acres (52,394 square feet). The parking for both buildings is located between State Street and the front façade of the commercial building. The intent of the applicant after the rezoning is to demolish the existing buildings, combine the lots and build a mixed-use development with commercial on the ground floor and housing above.

The main reason the applicant is requesting this rezoning is to have additional height and density to build a mixed-use project which would include housing that is financially attainable, and owner occupied. The applicant has provided a detailed narrative about the reasons for this request and how they believe it complies with the City’s considerations for a rezone in Attachment A.



**KEY ISSUES:**

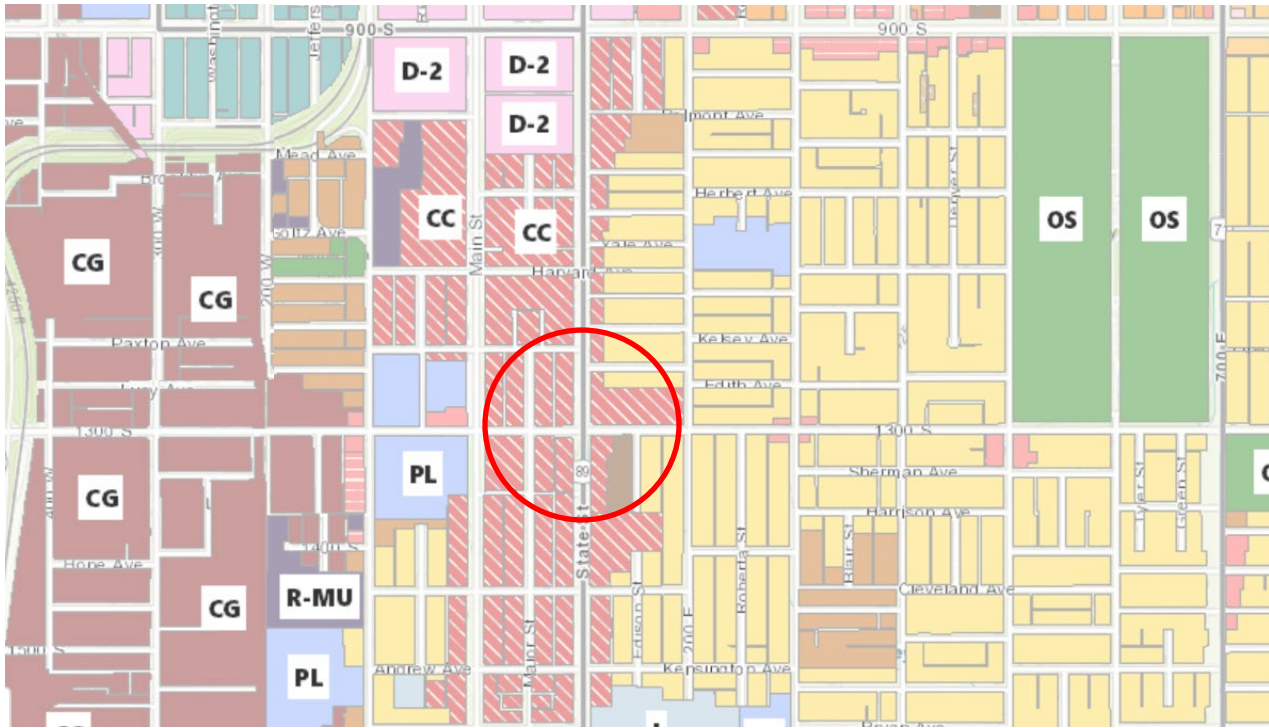
The considerations below were identified through the analysis of the proposal and the zoning amendment consideration standards:

- 1. CC and FB-UN2 Zoning Development Potential
- 2. Additional Height on the Corner Lot
- 3. Compatibility with Adjacent Properties

**Issue 1: CC and FB-UN2 Zoning Development Potential**

This site is located at a key intersection of 1300 South and State Street. State Street is an important gateway to Salt Lake City and 1300 South is a major east/west arterial street. State Street was traditionally the boundary between housing and commercial/industrial areas and much of the zoning, between 900 South and 2100 South, on State Street is CC (Corridor Commercial).

Staff finds that a development according to the CC zoning standards could be a missed opportunity for this corner of State Street and 1300 South.



*Zoning on and surrounding State Street & 1300 South*

The following is a comparison of zoning reequipments between the CC and the FB-UN2 zones:

<b>Zoning Standard</b>	<b>CC Zone</b>	<b>FB-UN2 Zone</b>
<b>Front Setback*</b>	15' 25' Max. for 35% (SSSC Overlay)	0 Minimum 10' Maximum
<b>Corner Side Yard</b>	15'	0 Minimum 10' Maximum
<b>Interior Side Yard</b>	0	15' adjacent to single family or FB-UN1
<b>Rear Yard</b>	10'	20' adjacent to single family or FB-UN1
<b>Height</b>	30' with additional 15' through the Design Review process	50' or 65' on some corner lots
<b>Lot Size (minimum)</b>	10,000 square feet	4,000 square feet
<b>Lot Width</b>	75'	30'
<b>Parking</b>	<ul style="list-style-type: none"> <li>• 1 per 1br Unit</li> <li>• 2 per 2br Unit</li> <li>• 2 per 1,000 sq. ft. retail</li> </ul>	No minimum

\* Structures located within the CC Corridor Commercial Base Zoning District and the SSSC South State Street Corridor Overlay District are exempted from the minimum front yard setback requirement and have a maximum front yard setback

The zones also differ in the design standards required for development, with the FB-UN2 zone having more standards that encourage pedestrian engagement and visual interest:

<b>Design Standards</b>	<b>CC Zone</b>	<b>South State Street Corridor</b>	<b>FB-UN2 Zone</b>
<b>Ground floor use</b>			Yes
<b>Ground floor use + visual interest</b>			Yes
<b>Building materials: ground floor</b>			Yes
<b>Building materials: upper floors</b>			Yes
<b>Glass: ground floor</b>		Yes	Yes
<b>Building entrances</b>	Yes	Yes	Yes
<b>Blank wall: maximum length</b>		Yes	Yes
<b>Upper floor step back</b>			Yes
<b>Balconies &amp; Patios</b>			Yes
<b>Lighting: parking lot</b>	Yes	Yes	
<b>Screening of equipment and service area</b>		Yes	
<b>Pedestrian Connections</b>			Yes
<b>Open Space Area</b>			Yes
<b>Building Fenestration</b>			Yes
<b>Parking</b>			Yes
<b>Parking setback</b>		Yes	Yes

### **CC Zoning**

The purpose of the CC zoning is to provide an environment for efficient and attractive commercial development with a local and regional market area along arterial and major collector streets. State Street is over zoned for retail and under zoned for other uses.

CC zoning regulations do not encourage housing or high-density development because it limits the allowed height and requires high parking minimums and deep setbacks that can make mixed-use projects unfeasible. The setbacks discourage a walkable pedestrian environment along State Street. Lot depths are typically shallow, which, when combined with setback regulations, further limit development potential. This is a particular issue on the east side of State Street. These factors have prevented the corridor from achieving the critical mass of people, goods and services that make for the best urban areas.

### **South State Street Corridor Overlay District**

The subject site is within the South State Street Corridor Overlay District. This area is generally aligned with the State/Main Street corridor from 900 South to 2100 South. This overlay has additional requirements: maximum setback, parking setback and it exempts front yard setback. Furthermore, there are three additional design requirements: ground floor glass, blank wall maximum and screening of equipment and service areas. The South State Street Corridor Overlay district maximum setback improves feasibility but does not overcome height limitations.

### **FB-UN2 Zoning**

Zoning regulations and related design guidelines have a major impact on the types of development that occur in an area. Form based districts are intended to provide zoning regulations that focus on the form of development, the way buildings are oriented toward public spaces, the scale of development, and the interaction of uses within the city.

The purpose of the form-based districts is to create urban neighborhoods that provide the following:

1. People oriented places;
2. Options for housing types;
3. Options in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located near mass transit;
4. Transportation options;
5. Access to employment opportunities within walking distance or close to mass transit;
6. Appropriately scaled buildings that respect the existing character of the neighborhood;
7. Safe, accessible, and interconnected networks for people to move around in; and
8. Increased desirability as a place to work, live, play, and invest through higher quality form and design.

Form based districts provide places for people to live, work, and play within a proximity. Regulations within form-based districts place emphasis on the built environment over land use. Design standards improve the FB-UN2 zone because they establish an acceptable standard of quality and design, such as:

- Greater Building Height for Higher Density
- Building Frontage
- Ground Floor Transparency
- Active Ground Floors
- Amenity Space
- Pedestrian Friendly
- Ground Floor Residential Treatments
- Parking Standards & Orientation

The considerations below were also contemplated while comparing the existing and proposed zones:

### **Housing/Mixed Use**

The *Central Community Master Plan* future land use map shows this site as “Medium Residential/Mixed Use (10-50 dwelling units/acre). “Medium Density Residential Mixed Use” is defined in the plan as:

*This land use designation allows integration of medium density residential and small business uses at ground floor levels. The intent is to increase population density to support neighborhood business uses, provide more housing units, and expand the use of common public facilities such as open space, libraries, schools, and mass transit.*

The FB-UN2 zone does not completely match the “Medium Residential/Mixed Use” designation in the master plan. This zone allows for multi-family development without a density limitation, thus potentially exceeding the noted 10-50 dwelling units an acre. However, the CC zone being a lot more permissive, with lower height requirements, higher setbacks and higher parking requirements results in building mixed-use developments a lot harder. Whereas, the rezoning to the FB-UN2 zone would facilitate cost-effective mixed-use buildings and better urban form.

The Residential section of the master plan (see Attachment E) supports the changes this rezoning would bring.

### **Safety**

One of the goals for the neighborhood of this site is to eliminate the problems associated with the pawnshops, prostitution, and undesirable activities on State Street. A lack of eyes on the street from evening activity and residents is partly to blame for the lack of safety.

Through the required design guidelines found in the FB-UN2, the development can provide more active street frontages through increased “eyes on the street”. Locating new buildings at or near the front property line helps to engage sidewalk activity, providing visual interest and variation for pedestrians. Transparent windows and doors on the ground floor of buildings increase the liveliness of a street. Passers-by can see the action inside, and those inside can watch people and keep eyes on the street; in turn creating a higher perception of safety and security.

### **Sustainability**

Housing at this site would have a low impact on transportation needs being that the site is strategically located close to TRAX and bus routes. Also, higher density has the potential to create compact housing types that could reduce per household water and energy use, reducing infrastructure demands and housing costs.

### **Issue 2: Additional Height on Corner**

The FB-UN2 allows taller height for buildings that are located at identified main street intersections. The purpose for the additional height is to incentivize development and activity at these corners and keep a distinction between the mid-block areas and intersections (lower buildings).

Part of this proposal is to include this site/corner with other corners that allow additional height. Reference to this site would be included to the Salt Lake City Zoning Ordinance, Table 21A.27.050E2. Since this is a site-specific addition to the zoning ordinance, a text amendment will not be necessary. Specifically, the proposal would add the underlined reference:

**Table 21A.27.050E2  
FB-UN2 Building Form Standards**

Building Regulation		Building Form				
Building height and Placement:		Cottage Development <sup>1</sup>	Row House	Multi-Family Residential	Mixed Use	Storefront
H	Height	2.5 stories, 30' maximum from established grade	4 stories with a maximum of 50'. 5 stories with a maximum of 65' on parcels located on the corners of West Temple at 800 or 900 South, 200 West at 700, 800 or 900 South, 200 West at Fayette Avenue, 300 West at 800 or 900 South, <u>the southeast corner of 1300 South and State Street</u> and in the area identified on Figure 21A.27.050C.1. All heights measured from established grade			

Meanwhile the subject site includes two parcels so the site would be added to the table above after the lots are consolidated. The lot consolidation would be a condition of approval.

**Issue 3: Compatibility with Adjacent Properties**

As part of a zoning amendment request, staff is directed to analyze how adjacent properties may be affected by a change in zoning to the property. In this case, the properties adjacent to this site are:

- East: is a multi-family parcel that is zoned RMF-45.
- South: is the Utah State Department of Workforce and Human Services that is zoned CC.
- West: Across the street there are several parcels with a variety of land uses such as retail, restaurants and a gas station that is zoned CC. And across the street, kitty corner to this site is a drive-inn restaurant that is zoned CC.
- North: Across the street there is a strip mall with a bank on the corner that is zoned CC.

The abutting property on the east is a multi-family residential that is zoned RMF-45 and serves as a buffer from the more intense land uses along State Street and the lower density neighborhood further east.

Both CC and FB-UN2 require a 7-foot landscape buffer between a residential property. The FB-UN2 also requires that floors rising above thirty feet (30') in height need to be stepped back fifteen (15) horizontal feet from the building foundation at grade for building elevations that are adjacent to a public street, public trail, or public open space. This step back does not apply to buildings that have balconies on floors rising above 30 feet in height.

**DISCUSSION:**

The proposal has been reviewed against the Zoning Amendment consideration criteria in Attachment F, including criteria regarding the proposed zoning’s impact and compatibility on adjacent properties, and compatibility with the associated master plan.

Regarding compatibility with adjacent properties, CC zone is more permissive with development potentials and land use allowed, and the FB-UN2 zoning would allow higher density and height. The existing CC zone has very few design requirements, and the change to FB-UN2 will add additional design requirements that help ensure better public facing building design outcomes ensuring high quality, pedestrian oriented future development. Regarding master plan compatibility, the proposed FB-UN2 zoning generally fits within the master plan’s designation for the property and may better promote some of the master plan’s policies.

Due to these considerations, staff is recommending that the Commission forward a favorable recommendation on this request to the City Council.

**NEXT STEPS:**

The Planning Commission can provide a positive or negative recommendation for the proposed map amendment. The recommendation will be sent to the City Council, who will hold a briefing and additional public hearing on the proposed zoning amendment. The City Council may make modifications to the proposal and approve or decline to approve the proposed zoning map amendment.

If the zoning map amendment is approved by the City Council, the property owner could propose development and/or land uses that meet the standards of the FB-UN2 zoning for the entire property.

The parcels will need to be consolidated either before the City Council approves the rezoning or if the City Council approves the rezoning before the parcels are consolidated, the ordinance would need to list a condition that it would be published upon the parcels being consolidated.

**ATTACHMENTS:**

- A. [Applicant's Narrative](#)
- B. [Property & Vicinity Photographs](#)
- C. [City Master Plan Policies](#)
- D. [Analysis of Standards – Zoning Map Amendment](#)
- E. [Public Process and Comments](#)
- F. [Department Review Comments](#)



# ATTACHMENT A: **Applicant's Narrative**

**We have been working with Nick Norris and Katia Pace with the Salt Lake City Planning Department over the past year to draw the information below. We have also met with the Liberty Park Neighborhood Council with members of the Ballpark Neighborhood Council present where we received an almost unanimous straw poll vote of support.**

### **Purpose of the Zoning Amendment**

We are requesting that parcels #16073580080000 and #16073580080000 currently zoned CC be changed to FB-UN2.

FB-UN2 allows mixed use at a greater density and is more in alignment with the proposed masterplan for the State Street Corridor. FB-UN2 allows for increased building height and density to facilitate a mixed use development that reinforces the cities masterplan. Changing the zoning to FB-UN2 provides a permissible avenue to achieve increased height and density through the design review process defined within this Zone. The increased density allows more units. This will lower the costs of the units making them more affordable. This is another goal of the master plan.

While the height is being increased the building mass will step back at the third floor reducing its impact on both State Street and the apartments to the east.

### **Description of the proposed development:**

Create a medium density mixed use development that will reinforce the goals of the proposed State Street Master Plan. The development will consist of:

Provide Street level retail.

Ownership, vested interest: Provide Upper level affordable condominiums with open space.

Provide opportunity to own, a condominium instead of paying rent at close to the same cost.

Neighborhood awareness: Owners would be more likely than renters to monitor activities in the neighborhood.

Provide onsite secured parking for owners and their guests and patrons of the onsite retail establishments. The secured parking garage will help reduce car prowls in the area.

Provide Onsite storage units for residence.

### **Reasons why present zoning is not appropriate:**

The State Street Community Reinvestment Plan (CURRENT DRAFT) defines the site as Commercial Corridor, "CC". This use encourages residential and commercial mid-rise construction with a mix of uses to include corner shops, small markets and housing. Midrise is typically between 4 to 11 stories. The proposed development is 5 stories. There are no height restrictions in the draft. The current Zoning of CC does not accommodate the intent of this Plan.

CC Zoning height is 30 feet with a 15 foot increase to 45 feet. This does not accommodate the density this site needs to achieve to be able to provide affordable condominiums

The setbacks in the CC zoning will not provide an adequate footprint to achieve the goals of this project. Narrowing the depth on the basement, first and second story will reduce the parking by almost 50%.

CC Zoning encourages mixed uses within the Zoning district but not necessarily in the same development or structure.

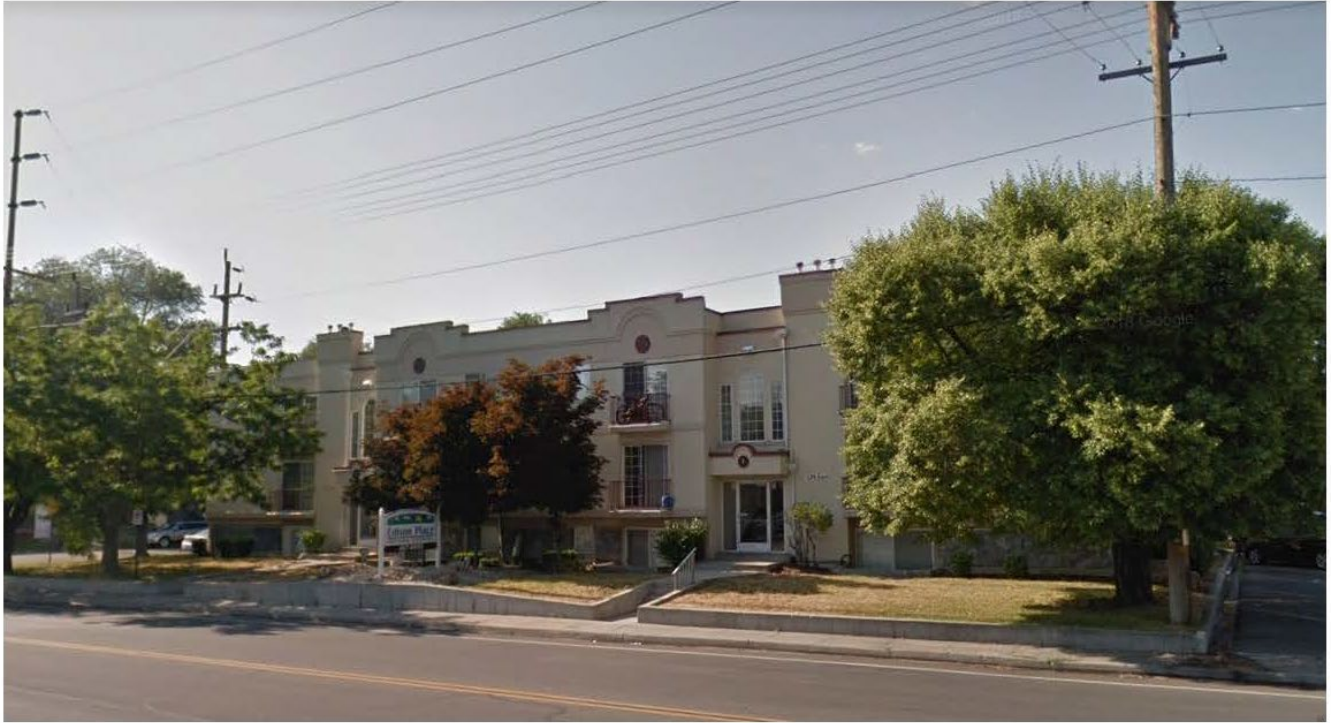
## ATTACHMENT B: Property & Vicinity Photographs



*Subject property – Coachmans Restaurant @ the corner of 1300 South and State Street*



*Subject property – Commercial building south of Coachmans Restaurant*



*Abutting property to the East – a multi-family parcel that is zoned RMF-45*



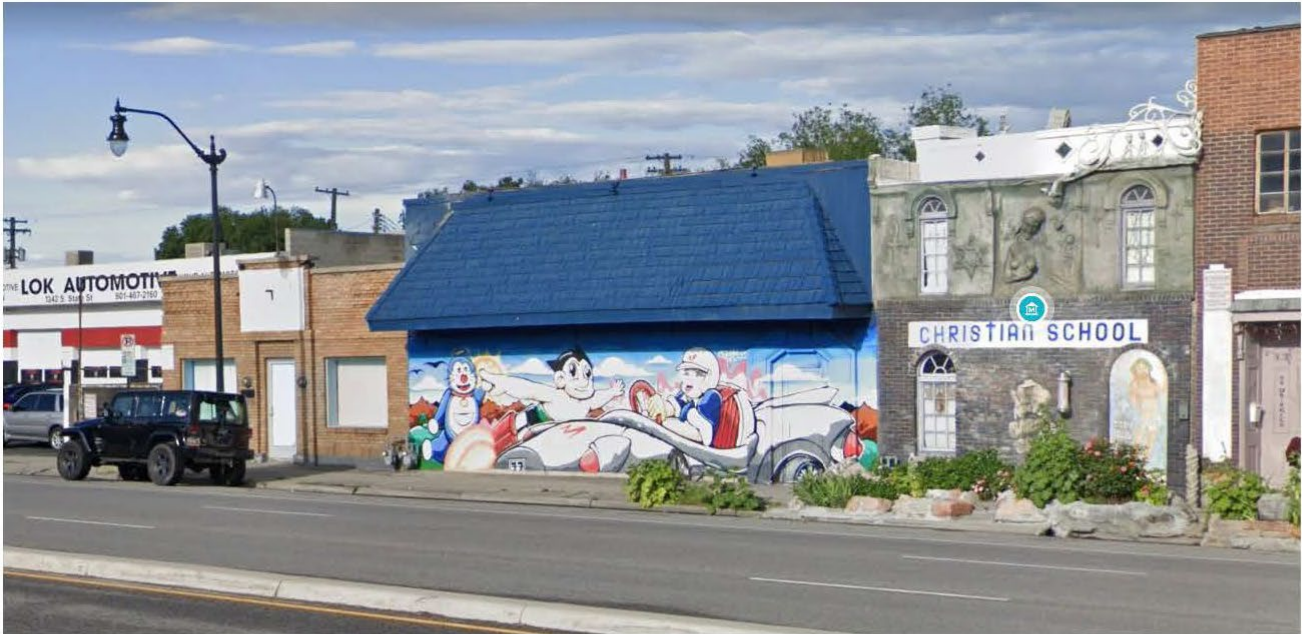
*Abutting property to the South – Utah State Department of Workforce and Human Services, zoned CC*



*Looking West, across the street - kitty corner to this site is a drive-inn restaurant that is zoned CC*



*Looking West, across the street - a gas station that is zoned CC*



*Looking West, across the street - several parcels with a variety of land uses such as retail, and restaurants zoned CC*



*Looking West, across the street - several parcels with a variety of land uses such as retail, restaurants and a gas station zoned CC*



*Looking North, across the street - a strip mall with a bank in the corner zoned CC*



*Looking North, across the street - a strip mall with a bank in the corner zoned CC*



# ATTACHMENT C: City Master Plan Policies

## Central Community Master Plan (2005)

The property is located within the Central Community Master Plan. The plan's future land use designation for the property is discussed in Key Consideration 2 of the report. The plan's text includes discussion about multi-family mixed-use development and includes a variety of general policies applicable to them. Those discussions and policies are included below:

### **Residential Land Use Section**

The following policies from the Residential Land Use section of the Central Community Master Plan support the request for rezoning:

- **RLU-1.0** Based on the Future Land Use map, use residential zoning to establish and maintain a variety of housing opportunities that meet social needs and income levels of a diverse population.
- **RLU-1.5** Use residential mixed-use zones to provide residential land uses with supportive retail, service, commercial, and small-scale offices and monitor the mix of uses to preserve the residential component.
- **RLU-2.0** Preserve and protect existing single- and multi-family residential dwellings within the Central Community through codes, regulations, and design review.
- **RLU-3.0** Promote construction of a variety of housing options that are compatible with the character of the neighborhoods of the Central Community.
- **RLU-3.1** Encourage residential land developers to build housing that provides residential opportunities for a range of income levels, age groups, and family size.
- **RLU-3.2** Encourage a mix of affordable and market-rate housing for owner occupancy throughout the Central Community. Encourage a mix of rental properties for those who cannot afford or do not choose home ownership.
- **RLU-4.0** Encourage mixed use development that provides residents with a commercial and institutional component while maintaining the residential character of the neighborhood.
- **RLU-4.1** Encourage the development of high-density residential and mixed-use projects in the Central Business District, East Downtown, and Gateway areas.
- **RLU-4.2** Support small mixed-use development on the corners of major streets that does not have significant adverse impacts on residential neighborhoods.

### **Commercial Land Use Section**

#### ***Design and scale of commercial property within or adjacent to residential neighborhoods***

*The appearance of commercial developments that are adjacent to or surrounded by residential neighborhoods is an important issue. Desirable characteristics are clean storefronts, limited signage, compatible scale and building design, and landscaping that improves and complements the neighborhood character, rather than standardized corporate model buildings and logos. To promote local businesses, regulations should be appropriate but not overly restrictive and allow some design flexibility.*

#### ***Mixed land use designations***

*The plan identifies new mixed-use designations to support livable communities. Most of these mixed-use areas are located near mass transit centers and light rail stations in the higher-density and commercial-intensive neighborhoods of the Central Community.*

### **Urban Design Section**

- **Policy UD-1.0** Support establishment of guidelines, and regulations for urban design to improve the quality of living in the Central Community.
- **UD-1.2** Support zoning regulations that provide opportunities for unique and creative urban design solutions.
- **UD-1.4** Administer urban design through zoning regulations where possible.

**Discussion:** One of the key matters emphasized throughout the Central Community Master Plan is compatibility. The plan speaks repeatedly about compatibility of new residential and commercial development with existing neighborhoods. In this case, the zoning proposal is not directly adjacent to low-scale residential zoning, reducing the potential for significant negative impacts.

The Master Plan also speaks to urban design requirements being put in place in the zoning to “improve the quality of living in the Central Community.” The proposed zoning includes more regulations to ensure quality urban design for larger developments versus the existing zoning. The proposed zoning will also continue to allow for mixed-use development. The zoning also implements additional design guidelines for the property as noted as an implementation measure in the plan.

### **Plan Salt Lake (2015)**

The plan includes policies related to growth and housing in Salt Lake City, as well as related policies:

#### **Neighborhoods:**

- Create a safe and convenient place for people to carry out their daily lives.
- Support neighborhood identity and diversity.
- Encourage and support local businesses and neighborhood business districts.
- Provide opportunities for and promotion of social interaction.

#### **Growth:**

- Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
- Promote infill and redevelopment of underutilized land.
- Accommodate and promote an increase in the City’s population.

#### **Housing:**

- Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.
- Increase diversity of housing types for all income levels throughout the city.
- Increase the number of medium density housing types and options.
- Enable moderate density increases within existing neighborhoods where appropriate.

#### **Air Quality:**

- Increase mode-share for public transit, cycling, walking, and carpooling.
- Minimize impact of car emissions.
- Reduce individual and citywide energy consumption.

**Discussion:** Plan Salt Lake encourages a access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing

demographics and opportunity for social interaction, and services needed for the wellbeing of the community therein. These are goals that would be better met with the rezoning from CC to FB-UN2.

**State Street Community Reinvestment Area Plan**

One of the Redevelopment Agency (RDA) of Salt Lake City project areas is the State Street Project Area. The project is bounded by 2100 South and 300 South on the south and north; Interstate-15, 200 West, and West Temple on the west; and 200 East on the east.

The overarching vision of the State Street Project Area is to promote a livable urban community with a strong urban design identity that preserves and enhances the integrity of its existing residential neighborhoods.

**Anticipated changes through redevelopment and revitalization of the Project Area (related to this project):**

- It is anticipated that underutilized and vacant land will be returned to productive use, thereby helping to reduce crime and improving the physical environment of the neighborhood. This CRA Plan envisions more people living, working, and shopping on State Street and in the State Street Project Area, bringing new life to the area, and taking advantage of the proximity to the downtowns of both Salt Lake City and South Salt Lake. These changes will likely result in an increase in the number of housing units in this area, and likely an increase in both the housing and commercial density in the Project Area.
- Although it is anticipated that current single-family land uses will be retained, it is likely that increases in building intensity and development of underutilized/vacant land would result in increased population densities.
- It is anticipated that there will be an increase in new, mixed-use infill developments that will increase building intensities overall in the project area. Buildings with multiple uses, such as ground floor retail with housing above, will increase the use and activity of the buildings and bring additional people to the project area overall.

**Standards to guide project area development (related to this project):**

- Encourage the highest aesthetic standards possible using durable materials while at the same time providing the greatest possible public value that meets current and future needs.
- Support population growth and stability by providing opportunities for housing, mixed-use development, and appropriate-scale commercial development while stabilizing existing neighborhoods.
- Work with Salt Lake City Planning Division to review zoning codes in the project area and potentially make changes to zoning and allowable land use to promote walkable places and to allow development to evolve with the changing market.

**Objective 4: Housing**

- High-quality housing options to provide housing stability for existing residents and establish the area as an option for increased residential capacity and live-work opportunities.

**Discussion:** The vision of the State Street Project Area, to promote a livable urban community with a strong urban design identity that preserves and enhances the integrity of its existing residential neighborhoods is consistent with this rezoning request through higher aesthetic, with support for population growth, mixed-use development and provide the area with options for increased residential capacity.

***Life on State (Draft)***

In addition to the adopted master plans listed above, Salt Lake City and South Salt Lake have worked together to study improvements and development opportunities along the State Street corridor. The outcome of this study was a plan, *Life on State*, which has not been adopted. However, this draft formulated a vision for a better street and recommendations for zoning and other development regulations. The draft plan calls for more density along State Street and more height as well as development that better engages the sidewalk and street. Public engagement discussions during the planning process elicited positive attitudes toward higher density, mixed-use development to get more people living and working along State Street and to keep rents affordable. The proposed rezoning corresponds to that vision.

# ATTACHMENT D: Analysis of Standards – Zoning Map Amendment

## ZONING MAP AMENDMENT

**21A.50.050:** A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

Factor	Finding	Rationale
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;	The proposed amendment is generally consistent with the goals and policies of the applicable master plans.	<p>Consistency of the zone with the Central Community Master Plan is discussed under Issue 1. While the proposed zoning designation doesn't completely align with all the aspects discussed in the Future Land Use designation for the property, it complies with its intent in supporting mixed-use development.</p> <p>The Central Community Master Plan encourages mixed-use development with higher density and better design guidelines to support livable communities on the corner of major streets.</p> <p>Plan Salt Lake promotes common policies, like neighborhoods that provide better interaction, development close to transportation, diversity of housing and more efficient use of energy. These goals will be better achieved if the zoning of the corner of 1300 South and State Street is rezoned from the CC zone to the FB-UN2.</p> <p>The rezoning is consistent with the vision of the State Street Project Area, by promoting higher aesthetic through additional design guidelines, with support for population growth through additional height, and mixed-use development.</p>
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	The proposal generally furthers the specific purpose statements of the zoning ordinance.	<p>The purpose of the zoning ordinance is to promote the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and, in addition:</p> <ul style="list-style-type: none"> <li>A. Lessen congestion in the streets or roads;</li> <li>B. Secure safety from fire and other dangers;</li> <li>C. Provide adequate light and air;</li> <li>D. Classify land uses and distribute land development and utilization;</li> <li>E. Protect the tax base;</li> <li>F. Secure economy in governmental expenditures;</li> <li>G. Foster the city's industrial, business and residential development; and</li> <li>H. Protect the environment.</li> </ul>

		The CC zone being a lot more permissive, with lower height requirements, higher setbacks, higher parking requirements and the lack of design standards can result in underutilized land. Whereas, the rezoning to the FB-UN2 zone would facilitate cost-effective mixed-use building and better urban form that could improve safety with active street frontage and better sustainable projects (see Issue 1 for more details).
<b>3.</b> The extent to which a proposed map amendment will affect adjacent properties;	The change in zoning is not anticipated to create any substantial new negative impacts that wouldn't be anticipated with the current zoning.	Most of State Street from 900 South to the city boundary at 2100 South is zoned CC or Institutional. The current auto-oriented land uses reflect the zoning. The residential component of the FB-UN2 can provide the population to support commercial and institutional land uses.  See additional discussion on Issue 3 of this report.
<b>4.</b> Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards	The subject site is within the South State Street Corridor Overlay District.	This overlay has additional requirements: maximum setback, parking setback and it exempts front yard setback. Furthermore, there are three additional design requirements: ground floor glass, blank wall maximum and screening of equipment and service areas.  The requirements and design guidelines are similar if not stricter in the FB-UN2 zoning than the overlay and therefore will not impose additional standards.
<b>5.</b> 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.	The proposal does not increase the need for improvements beyond that required by existing zoning allowances.	The site is located within a developed area of the City. The change of zoning is not likely to increase the need for roadways, parks, recreation facilities, police, fire protection, or schools. Any future development would be reviewed by the Public Utilities department and if additional water or sewer capacity is required to serve the property, the owner/developer would need to make the necessary public improvements.

# ATTACHMENT E: **Public Process and Comments**

## **Public Notice, Meetings, and Comments**

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

- Project notification sent out May 18, 2020 to Liberty Wells, Central City, and Ball Park community councils.
- Notices were mailed to property owners/residents within ~300 feet of the proposal on June 3, 2020
- Liberty Wells Community Council online meeting on June 10, 2020
  - The applicant responded to questions about the number of units desired for a potential project, about how it complied with the master plan and about parking. The applicant responded that the number of units had not been confirmed at the time and that the project would provide parking according to the necessity of the project.
  - Response to the request was positive.
- Online Open House June 18, 2020
- Notice of the public hearing for the proposal included:
  - Public hearing notice mailed on August 12, 2020
  - Public hearing notice posted on August 12, 2020
  - Public notice posted on City and State websites and Planning Division list serve on August 11, 2020

## **Public Input:**

Five emails were received. Four in favor of the rezoning and one against the removal of Coachman's Restaurant and gentrification of the area. Please see emails attached.

**From:** [REDACTED]  
**To:** [Pace, Katia](#)  
**Subject:** (EXTERNAL) 1301 and 1321 Zoning Amendment  
**Date:** Tuesday, June 16, 2020 2:04:16 PM

---

Hi there,

I live on Coatsville just off of State Street, and fully support this zoning amendment. I think adding density and mixed-use developments will increase the walkability and safety of the neighborhood as well as add vibrancy to the State Street corridor.

Thanks!  
Janine Donal  
[REDACTED]



**From:** [REDACTED]  
**To:** [Pace, Katia](#)  
**Subject:** (EXTERNAL) Coachman's Feedback  
**Date:** Wednesday, June 10, 2020 6:58:11 AM

---

Hello!

I'm not sure what the proper channel is to provide community feedback for the new development at the Coachman's location. I found your contact info in the East Liberty Park Neighborhood meeting about the topic.

I'm stoked to see that building torn down. Any place that has to have a sign saying "Come in you'll be pleasantly surprised" has got to go. The food is less than mediocre. We can do better! If only this new development would extend up to 17th to that awful blue/white eye sore. With so many other areas of SLC getting facelifts, I'm thrilled to see it in the works for State street, too.

Best,

[REDACTED]

**From:** [REDACTED]  
**To:** [Pace, Katia](#)  
**Subject:** (EXTERNAL) Public Comment in support of Petition Number: PLNPCM2020-00328  
**Date:** Monday, June 8, 2020 9:00:56 AM

---

Katia,

I am a resident of the neighborhood, and want to express support for this rezone. I think it is great they want to make changes to this property, and even better if they utilize a ped friendly zoning code to do so.

Than you,

Megan, [REDACTED]

**From:** [REDACTED]  
**To:** [Pace, Katia](#)  
**Subject:** (EXTERNAL) Rezoning of 1300s and State  
**Date:** Wednesday, June 10, 2020 11:26:21 PM

---

I am against the rezoning. Vehemently opposed. I do not want Coachmans forced out. I'd love to see some other locations along state street improved but not this gentrification and upending of wonderful establishments that may happen

I am a resident of [REDACTED] in SLC. Please note my opposition

[Sent from Yahoo Mail on Android](#)

**From:** [REDACTED]  
**To:** [Pace, Katia](#)  
**Subject:** (EXTERNAL) Zone change  
**Date:** Thursday, August 20, 2020 11:09:05 AM

---

As a member of the community, with a background in City Planning and place making I fully support the zone change request at 1301 S State and adjacent parcel. Increasing heights and creating more truly mixed use areas in the City will have many positive impacts.

Greater heights adjacent to wide street has been proven to reduce traffic speeds. While the allowable heights won't allow for the ideal traffic calming heights, (as tall as or taller than the width of the adjacent street) greater heights are still an benefit.

A project here will bring additional residents to the neighborhood, creating more invested residents, as well as increasing the population base for retail in the area.

State street is hugely under utilized as far as the density that it could accommodate.

Kyle R Deans  
84101

# ATTACHMENT F: **Department Review Comments**

**Planning Staff Note:** As this rezone does not substantially change the development potential of the site and no immediate development has been proposed with the application, City departments, including Forestry, Police, Building Services, Fire, Engineering, Transportation, and Public Utilities did not have issues with the rezone.