



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: Daniel Echeverria (801) 535-7165, daniel.echeverria@slcgov.com
Date: November 2, 2017
Re: PLNPCM2017-00773 - The Exchange Zoning Map Amendment

Zoning Amendment

PROPERTY ADDRESSES: 475 S 300 East
PARCEL ID NUMBERS: 16-06-404-014-0000
MASTER PLAN: Central Community Master Plan
ZONING DISTRICT: PL-2, Public Lands-2 (Current);
TSA-UC-C, Transit Station Area Urban Center Core (Proposed)

REQUEST: The Salt Lake City Real Estate Services Division is requesting to amend the zoning map for property located at the above listed address. The proposal would rezone the northernmost 100 feet (approximate) of the property from PL-2 (Public Lands 2) to TSA-UC-C (Transit Station Area-Urban Center Station-Core). The rezone to TSA-UC-C is intended to accommodate future private development on the property north of the mid-block street **People's Way and to allow for uses such as outdoor dining and mobile food trucks to take place on and along People's Way to help activate the space.** The current PL-2 zoning is generally intended for public facilities and has a limited list of allowed uses that would not accommodate such uses or private development. The associated private development is currently proposed to be nine stories in height and include ground floor commercial spaces with 288 residential units above. Although the applicant has requested that the property be rezoned to the TSA-UC-C zone, consideration may be given to rezoning the property to another zoning district with similar characteristics.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed zoning amendment.

ATTACHMENTS:

- A. [Vicinity Maps \(Zoning & Future Land Use\)](#)
- B. [Bird's Eye View of Site](#)
- C. [Site Photographs](#)
- D. [Application and Associated Conceptual Plans](#)
- E. [Existing Conditions & Development Standards](#)
- F. [Analysis of Standards](#)
- G. [Public Process & Comments](#)
- H. [Department Review Comments](#)

PROJECT DESCRIPTION:

The parcel involved in the proposed rezone is located at 475 S 300 East and is currently occupied by the Public Safety Building, an accessory parking lot, and a midblock private street identified as “**People’s Way**.” The property is all zoned PL-2 (Public Lands), which is intended to accommodate public facilities and generally does not allow private development. The property was zoned that way to accommodate development of the new Public Safety Building. However, the Public Safety Building was developed to only occupy **the land south of People’s Way**, leaving the north portion of the parcel unused except for an underground parking entrance for the Public Safety Building. This rezone proposal would only amend the zoning of approximately the northernmost **100’ of the property, which** current includes **People’s Way, grass landscaping, and a portion of the underground parking entrance**. This rezone is intended to accommodate the development of the north-west corner of the block for a mixed-use building and help activate People’s Way.



Map showing the area proposed for rezoning highlighted in yellow with existing adjacent zoning identified

The City intends to sell the land north of People’s Way to a developer who will build a mixed-use development on the corner of the block. However, part of that land is zoned PL-2, which does not allow for multi-family or commercial development; the PL-2 zone generally only allows for government or institutional development. In order for that land to be used for the new development it is proposed to be rezoned to TSA-UC-C, which allows for multi-family and commercial development. Once rezoned the land would then be sold by the City to the developer. The City would retain an easement for the Public Safety Building’s underground parking access that is also located on the property. The developer could potentially build above this access way. For reference, the conceptual plans for the site are located in [Attachment D](#). No plans for the site have been submitted for permit review and the concept plans may change.

A large portion of the rezone area is occupied by **People’s Way**, a City owned private street. The City would like the ability for **People’s Way** to be occasionally used by food trucks and for portions of the sidewalks to potentially be used for outdoor dining for restaurants. However, the current PL-2 zoning does not allow for food truck use or for restaurant use (including outdoor dining) in either public or private streets. The TSA-UC-C zone *does* allow for both these uses on *private* streets, so the City is requesting to rezone the property to that zone to allow such use **on People’s Way**. It is hoped that

allowing these additional uses will help activate the street by encouraging pedestrian activity along the street.

For regulatory context, **People’s Way is not a “platted public street” as it was not dedicated** as a public street when developed. Although it is owned by the City, it is regulated as a private street. Public and private streets have different allowed uses. As a private street, the uses allowed on the street are the same as if it was a private parcel of land. Public streets have a more limited list of allowed uses. The below matrix indicates the allowed uses for each type of property under each applicable zone.

	TSA-UC-C Zone	PL-2 Zone
Private Property (Private Street or Parcel)	Food trucks allowed/ Outdoor dining allowed	Food trucks not allowed/ Outdoor dining not allowed
Public Street	Food trucks not allowed/ outdoor dining allowed	Food trucks not allowed/ Outdoor dining not allowed

Chart showing the allowed uses in each zone as it applies to each type of property. The green shaded box highlights the proposed rezone scenario.

The property on this block south of People’s Way is not affected by this rezone and will continue to be zoned PL-2. It will also continue to be occupied by the Public Safety Building.

KEY ISSUES:

The key issues listed below have been identified through the analysis of the proposal:

1. Proposed Rezone and the *Central Community Master Plan*

Issue 1 – Proposed Rezone and the *Central Community Master Plan*

Zoning amendments are reviewed for compatibility with the community master plan adopted for the area. In this case, the property is located within the *Central Community Master Plan*. That document includes a future land use map that designates what sort of uses should occupy particular properties in the future. In this case, this particular property and all of the properties located on the same block are designated as **“Civic/Mixed Use.”** The future land use map is attached in [Attachment A](#). The intent of this designation is to allow for both civic related uses and a mixed of residential and commercial development on the block. The proposed TSA zoning would allow such uses and is compatible with the future land use map designation.

The *Central Community Master Plan* also includes discussions regarding the mix of land uses that should occur in this area to support the midblock walkway/pedestrian corridor called for at **approximately 450 S (People’s Way):**

In the 400 South TOD zone, this plan recommends creating a new interior pedestrian corridor along 450 South between 200 and 700 East with a possible extension to Gilgal Garden between 700 and 800 East. The light rail line along 400 South strongly supports this land use change, which will evolve gradually as the possibilities become apparent to residents and developers. The 450 South Corridor can be supported and enhanced in the area immediately to the east of the City and County Building with mixed land uses such as Salt Lake City government administration, courts, public safety administration, medium to high density residential, ground level interactive uses (small retail, offices, public gatherings), cultural facilities, as well as open space enhancements.

The plan includes a variety of policies and discussion regarding what should occur within the **“Library Square Station Area” in which the property is located. This includes the following:**

In addition to civic uses, and high density development surrounding the Library Station core, there is a significant amount Of underutilized land. The Library Station area Plan encourages

the development of these areas to create medium to high density housing, mixed use development and appropriate support commercial along 400 South. By doing this, the area would further its role as a vibrant and contributory feature of Salt Lake City, while maintaining its function as a support to the downtown area.

The plan also includes general policies regarding land development along the 400 South transit line that relate to ensuring the area develops with a mix of uses that are transit oriented to support the use of the light-rail line. These include:

Policy TOD-2.0 Encourage the development of mixed-use projects near light rail stations to create a livable, walkable urban environment.

TOD-2.1 Support a variety of low-, medium- and high-density residential uses around light rail stations in TOD districts, based on the Future Land Use map designations.

TOD-2.2 At light rail stations in TOD districts, establish a centralized core of land uses that support transit ridership. Anchor transit centers with land uses that act as destination points.

TOD-2.3 Encourage a variety of commercial uses that share the same clientele and patrons. For example, movie theaters provide a clientele to patronize restaurants, arcades, and retail businesses.

The proposed zoning of Transit Station Area Urban Center Core (TSA-UC-C) allows for a mix of transit supportive uses, including high residential densities and active commercial uses, and is compatible with the associated future land use designation and other written recommendations within the Master Plan.

The TSA-UC-C zone includes the following statements that describe the purpose of the zone and speak to its compatibility with the Master Plan policies:

Core Area: The purpose of the core area is to provide areas for comparatively intense land development with a mix of land uses incorporating the principles of sustainable, transit oriented development and to enhance the area closest to a transit station as a lively, people oriented place. The core area may mix ground floor retail, office, commercial and residential space in order to activate the public realm.

Urban Center Station (TSA-UC): An urban center station contains the highest relative intensity level and mix of uses. The type of station area is meant to support Downtown Salt Lake and not compete with it in terms of building scale and use.

The purpose statements of the TSA zone are supportive of the high intensity mixed-use development recommended by the *Central Community Master Plan*. Additionally, the development standards and allowed use for the TSA-UC-C zone would allow the recommended type and scale of development. As such, the proposed zoning is supported by the adopted Master Plan.

DISCUSSION:

The proposal is supported by the *Central Community Master Plan* future land use map and its associated policies. The area was zoned PL-2 prior to the construction of the Public Safety Building, in order to ensure that the proposed project had enough land for development. However, the area was found to be unnecessary for the construction of the new building. Rezoning the area to be consistent with the parcels directly to the north will ensure that the new mixed use development proposal for the site can be reviewed under one consistent zoning designation and will help implement the master plan. The uses allowed under the proposed TSA zoning will **also help ensure that People's Way** can be an active pedestrian space.

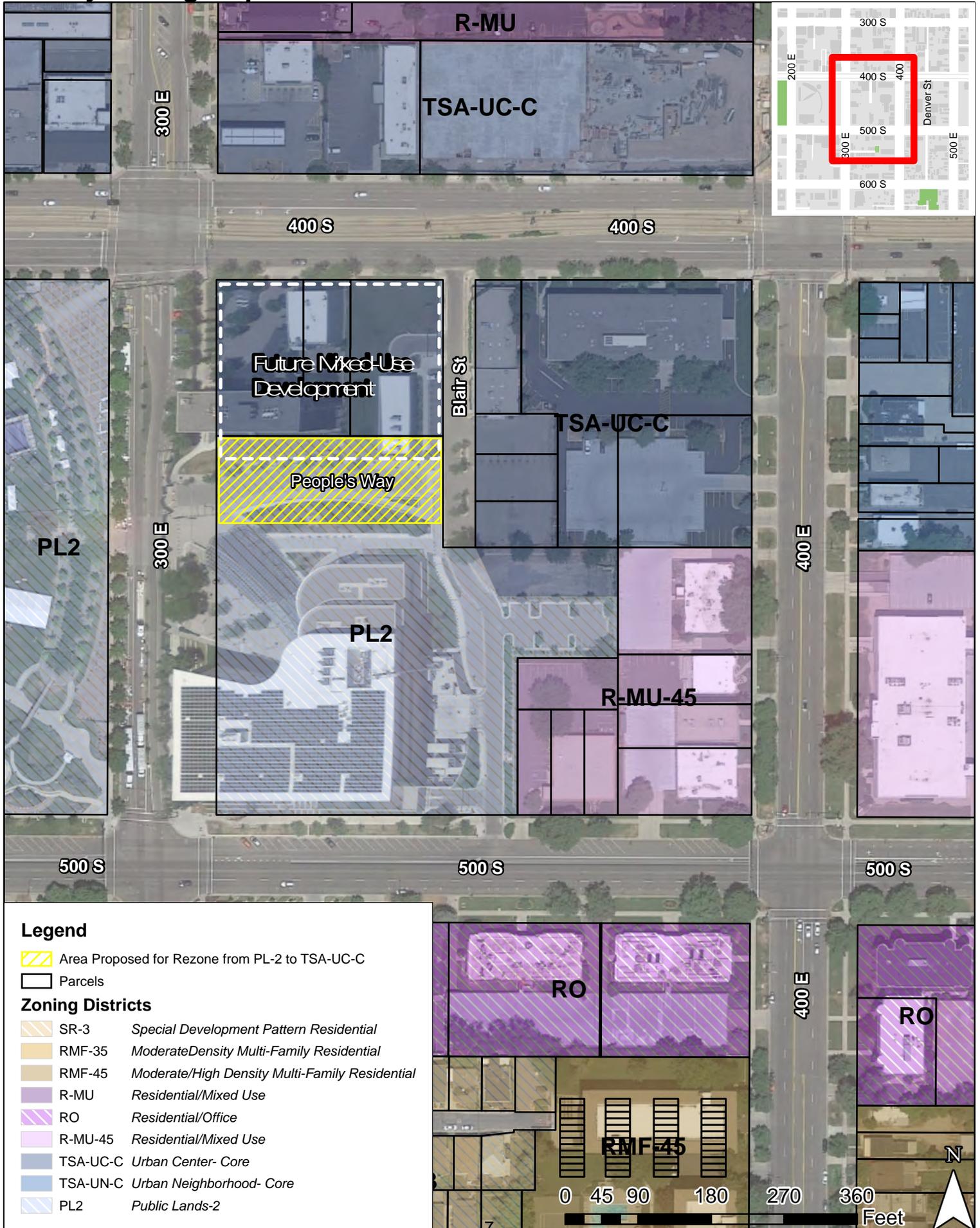
NEXT STEPS:

Following the Planning Commission's **recommendation**, the proposal will be sent to the City Council with that recommendation for a final decision. The City Council will consider the Planning **Commission's recommendation and** may approve the proposal, deny the proposal, consider other zoning districts, or modify the proposal.

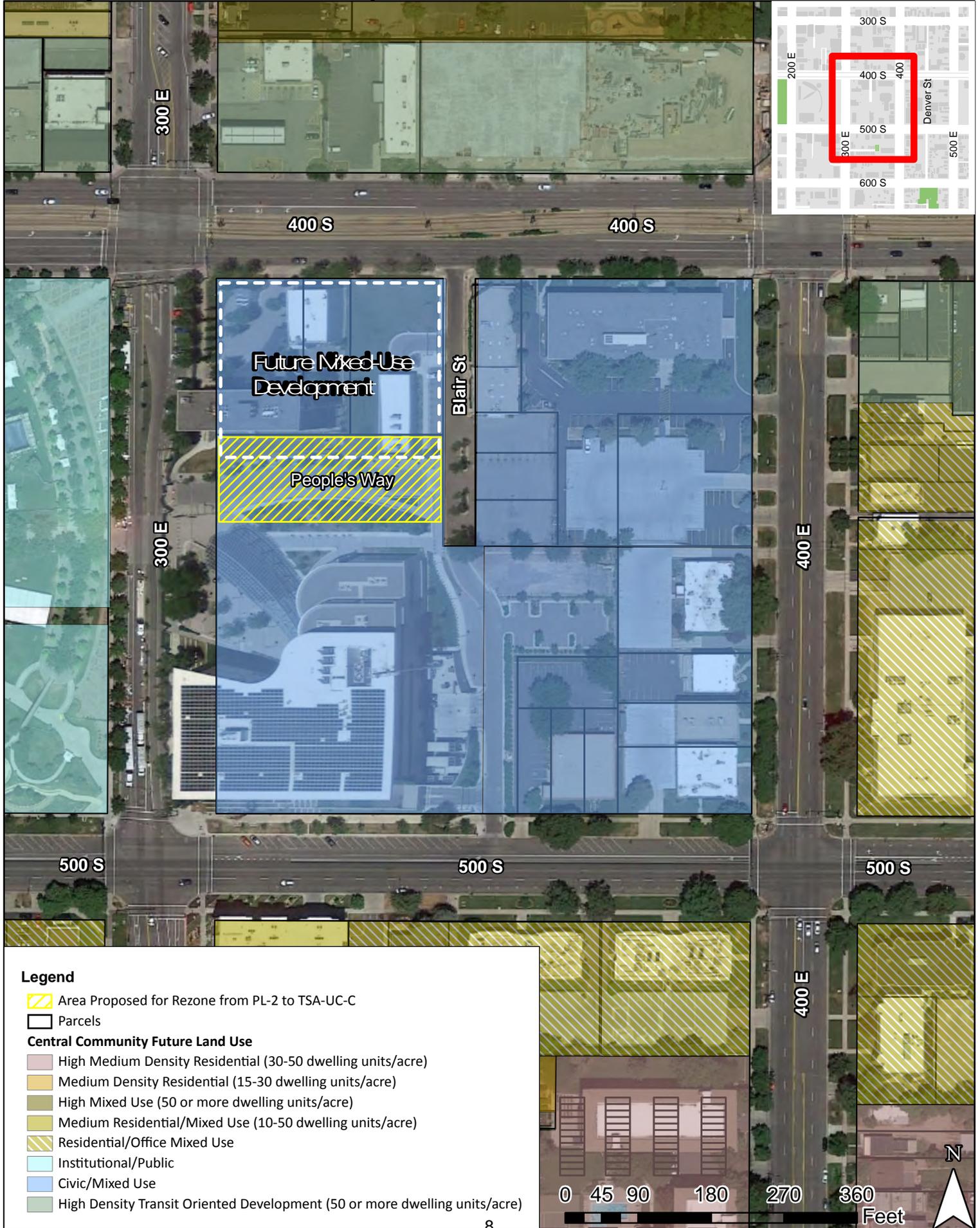
If the zoning amendment is denied, the property will remain zoned PL-2 (Public Lands) and any potential development would need to meet the standards of that zoning district. That zoning would not **allow for the proposed private development north of People's Way and** would not allow for outdoor dining or food truck use on or along **People's Way**.

ATTACHMENT A: VICINITY MAPS (ZONING & FUTURE LAND USE)

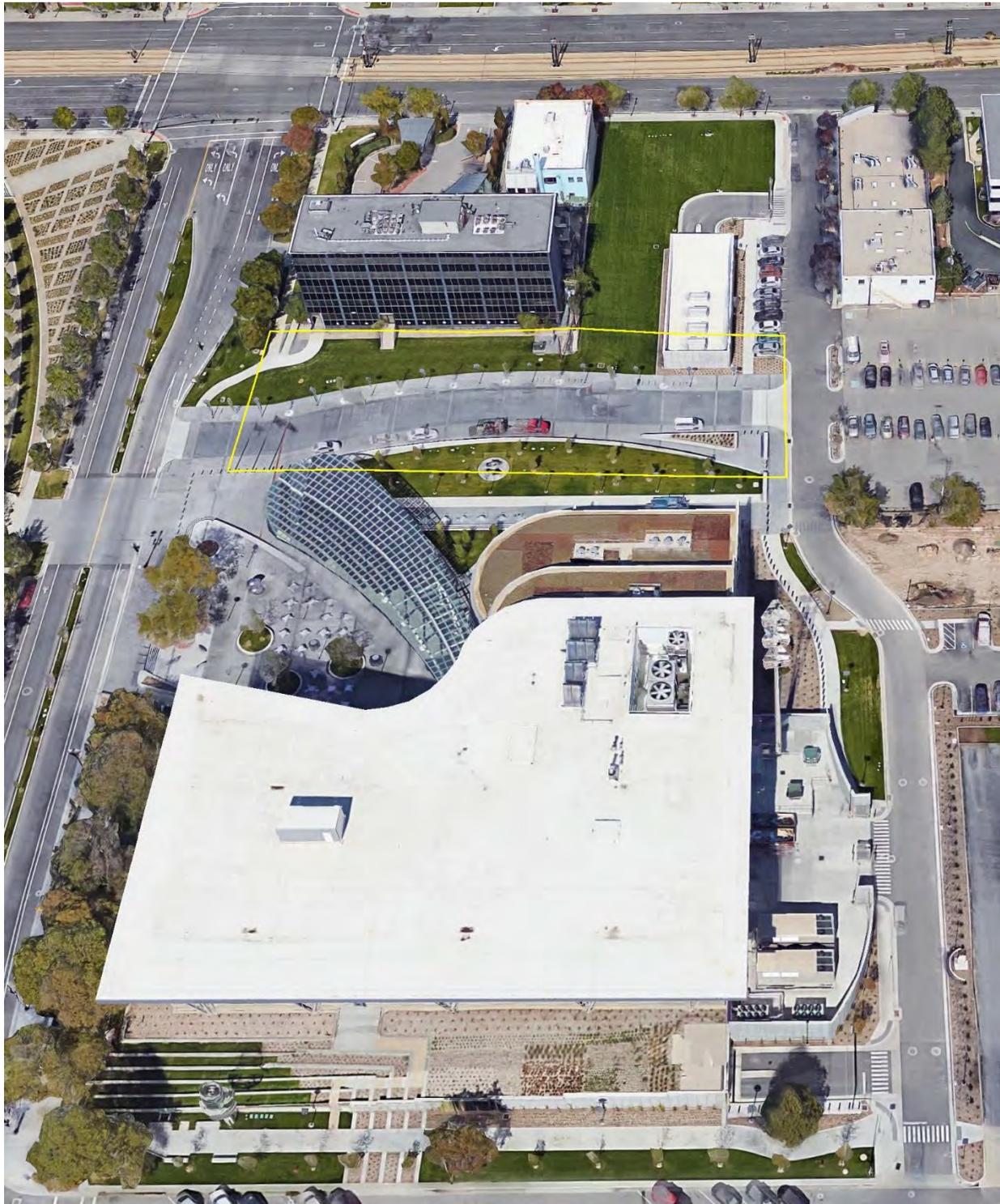
Vicinity Zoning Map



Vicinity Future Land Use Map



ATTACHMENT B: **BIRD'S EYE VIEW OF SITE**



Approximate area of the proposed rezone is highlighted in yellow

ATTACHMENT C: SITE PHOTOGRAPHS



View of the proposed rezone area looking west down People's Way from Blair Street. The small 1 story concrete structure on the right is used to access the underground parking for the Public Safety Building.



View of the rezone area looking east along People's Way from 300 East.



View of the north side of People's Way looking east showing the area to be rezoned.

ATTACHMENT D: APPLICATION & ASSOCIATED
CONCEPTUAL PLANS



MEMORANDUM

To: Planning and Zoning
From: Dan Rip
Date: September 14, 2017
Re: Zoning Amendment for 16-06-404-013 and 16-06-331-014 (portion)

To Whom it May Concern,

The purpose of this memo is to outline the City's intent to rezone a portion of the parcel included in the attached Zoning Amendment.

In 2012, Salt Lake City purchased the parcel to the north that was known as the Celtic Bank Building. In December 2015, the City purchased the Salt Lake Roasting Company and the associated parcel utilized for parking that is also located to the north. The City is in the process of disposing these properties for re-development. As part of the disposition process, a portion of the parcel included in this application [see exhibit], needs to be zoned consistent with the adjoining properties in order to create a cohesive development.

Currently, the subject parcel is zoned PL2: Public Lands District and the adjoining property, to the north, is zoned TSA-UC-C. The City is in the process of disposing the property to a selected developer who will create a mixed use, transit oriented development that will offer a blend of commercial use and multi-family housing.

The present PL2 zone is restrictive to the type of development needed for these parcels. Ordinance 21A.32.075: PL-2 Public Lands District specifies in the purpose statement that the zone is defined to "specifically delineate areas of public use and to control the potential redevelopment of public uses, lands and facilities in an urban context." Furthermore, the permitted use in this zone is limited to local government facilities, government offices, areas, stadiums and exhibition halls.

A proposed zoning map amendment to the lots with frontage along "People's Way" at approximately 431 South 300 East is requested. The parcel numbers of the lots affected are: 16064040130000, and 16063310140000. The proposal includes taking the northern most section of parcel 16064040140000 (300 East 475 South) and including it in the TSA Zone as depicted below.



Please let me know if you need any additional information or have any questions.

Sincerely,

Dan Rip
Real Property Manager



SW CORNER PERSPECTIVE



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The Domain Companies
11 Park Place, Suite 1705
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4TH SOUTH TOD
SALT LAKE CITY, UT # 20170058

DESIGN CONCEPTS
APRIL 10, 2017

CONCEPTUAL RENDERING

A1.1



NW CORNER PERSPECTIVE



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4TH SOUTH TOD
 SALT LAKE CITY, UT # 20170058

DESIGN CONCEPTS
 APRIL 10, 2017

CONCEPTUAL RENDERING

A1.2



SW CORNER RETAIL PERSPECTIVE



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4TH SOUTH TOD
 SALT LAKE CITY, UT # 20170058

DESIGN CONCEPTS
 APRIL 10, 2017

CONCEPTUAL RENDERING

A1.3



NE CORNER PERSPECTIVE



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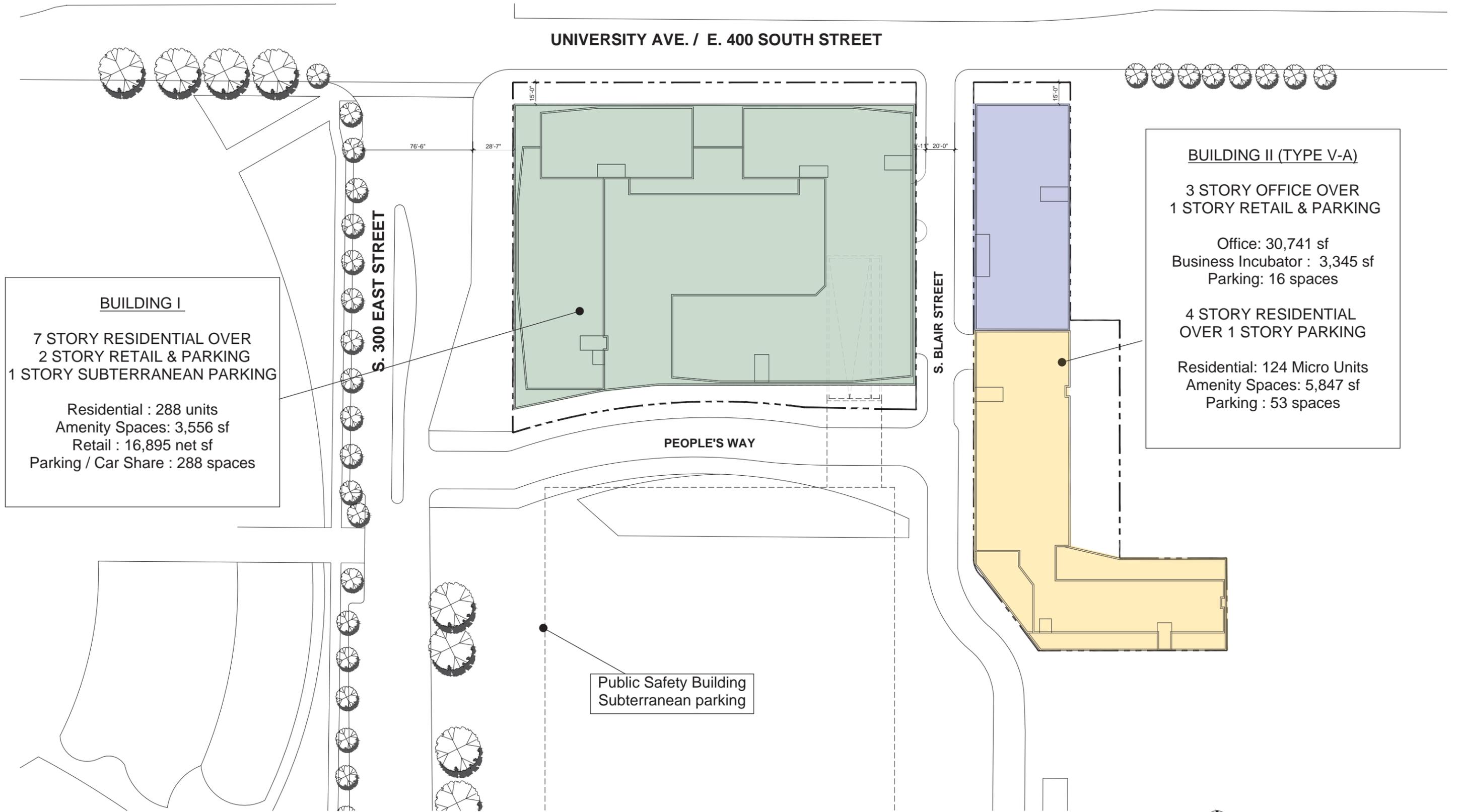
4TH SOUTH TOD
 SALT LAKE CITY, UT # 20170058

DESIGN CONCEPTS
 APRIL 10, 2017

CONCEPTUAL RENDERING

A1.4

UNIVERSITY AVE. / E. 400 SOUTH STREET



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4TH SOUTH TOD
 SALT LAKE CITY, UT # 20170058

DESIGN CONCEPTS
 APRIL 10, 2017

PROGRAM DIAGRAM

A0.1



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DESIGN CONCEPTS
 APRIL 10, 2017

CONCEPTUAL SITE PLAN

A0.2

ATTACHMENT E: EXISTING CONDITIONS & DEVELOPMENT STANDARDS

CURRENT USES OF THE SUBJECT PARCELS AND THOSE WITHIN THE IMMEDIATE VICINITY

Abutting Properties to the North:

The properties to the north are all zoned TSA-UC-C and include a vacant lot and two vacant buildings. These buildings include the former Salt Lake Roasting Company building and the former Celtic Bank Building. The buildings would be demolished with the associated new development proposal. The properties that front 400 south consist of 431 S 300 East, 320 E 400 South, and 330 E 400 South.

Abutting Properties to the East:

The rezoning area abuts the private street Blair Street to the east. Across Blair Street are the properties 439 S Blair St, 429 S Blair St and 419 S Blair St. All are currently used as parking for the neighboring parcels. They are currently zoned TSA-UC-C and will be potentially redeveloped in a similar timeframe as the properties that abut the rezone on the north.

Abutting Properties to the West:

The rezoning area abuts the public street 300 East. Across 300 East is the open space associated with the downtown public library.

Abutting Properties to the South:

The property directly south of the rezone is occupied by the Public Safety Building.

CURRENT PL-2 (Public Lands District) ZONING STANDARDS

The property proposed for rezoning is currently zoned PL-2 (Public Lands). The following table provides the general yard and bulk requirements for development within that zoning district.

PL-2 Public Lands District Development Standards (21A.32.075)							
LOT WIDTH	LOT AREA	FRONT YARD	REAR YARD	SIDE YARDS	HEIGHT	LOT COVERAGE	LANDSCAPE BUFFERS
No min. lot width required	No min. lot area required	20' min	None	None	75' provided that where adjacent to a zoning district allowing greater height, the height standard of the adjacent district shall apply. Other (non-government) uses: 35' feet	Not limited	When a lot in the PL-2 public lands district abuts a lot in a single-family or two-family residential district, landscape buffers, in accordance with the requirements of 21A.48, shall be required.

PROPOSED TSA-UC-C (Transit Station-Urban Center-Core) ZONING STANDARDS

The applicant is proposing to rezone the subject properties to TSA-UC-C (Transit Station-Urban Center-Core). The general yard and bulk requirements for that zone are included in the table below. Additional design standards would apply to any development of the property.

TSA-UC-C Transit Station Area-Urban Center Station-Core (21A.26.078)							
LOT WIDTH	LOT AREA	FRONT YARD	REAR/SIDE YARDS	LANDSCAPE BUFFERS	HEIGHT	SURFACE PARKING	OPEN SPACE
Min 40'	2,500 sq ft min	<p>400 S: Min 10', 50% built to min. Max 20', additional setback allowed for plazas, courtyards, outdoor dining areas If sidewalk <10' in width, additional sidewalk required to meet 10' width.</p> <p>300 S, 500 S, 600 E: Minimum: Equal to the average setback of other principal buildings on the same block face.</p> <p>All Other Streets: No min., 50% shall be within 5' feet of front/corner property line.</p>	<p>None, except 25' when next to R-1, R-2, SR, RMF-30, RMF-45. Increases 1' for every 1' of additional height above 25'. Additional setback beyond 25' may be setback or stepped 1' horizontally for every 1' of additional height.</p>	<p>Min. 10' next to single/two-family residential zones</p>	<p>90' max; 40' min when facing fixed rail, otherwise no min.</p>	<p>Located behind the building or to the side. If to the side, must be setback 30' from front/corner property line and 60' from block corners</p>	<p>1' for every 10' of lot area, up to 5,000 sq ft, includes yards, patios, public plazas, pocket parks, courtyards, rooftop and terrace gardens, etc.</p>

Allowed Uses in Each Zone:

Land use tables for each zone are attached for reference. The PL-2 zone generally allows public or government related uses, such as libraries or police stations, whereas the TSA zone allows for a much greater range of uses, including commercial or residential development.

TSA Zones Land Use Table

21A.33.035: TABLE OF PERMITTED AND CONDITIONAL USES FOR TRANSIT STATION AREA DISTRICTS:

Legend: C = Conditional P = Permitted

Use	Permitted And Conditional Uses By District							
	TSA-UC		TSA-UN		TSA-MUEC		TSA-SP	
	Core	Transition	Core	Transition	Core	Transition	Core	Transition
Accessory use, except those that are specifically regulated elsewhere in this title	P	P	P	P	P	P	P	P
Adaptive reuse of a landmark site	P	P	P	P	P	P	P	P
Agricultural use	P	P	P	P	P	P	P	P
Alcohol:								
Brewpub (2,500 square feet or less in floor area)	P	P	P	P	P	P	P	P
Brewpub (more than 2,500 square feet in floor area)	P	C	P	C	P	C	P	C
Dining club (2,500 square feet or less in floor area)	P	P	P	P	P	P	P	P
Dining club (more than 2,500 square feet in floor area)	P	C	P	C	P	C	P	C
Distillery	P	C	P	C	P	P	P	C
Social club (2,500 square feet or less in floor area)	P	P	P	P	P	P	P	P
Social club (more than 2,500 square feet in floor area)	P	C	P	C	P	C	P	C
Tavern (2,500 square feet or less in floor area)	P	P	P	P	P	P	P	P
Tavern (more than 2,500 square feet in floor area)	P	C	P	C	P	C	P	C
Winery	P	C	P	C	P	P	P	P
Amphitheater							C	C
Amusement park							C	C
Animal:								
Cremation service	P	P	P	P	P	P	P	P
Kennel					P	P	P	P
Pet cemetery ¹		p ¹		p ¹		p ¹		p ¹
Stable, public							P	P
Veterinary office	P	P	P	P	P	P	P	P
Antenna, communication tower	P	P	P	P	P	P	P	P
Antenna, communication tower, exceeding the maximum building height in the zone	C	C	C	C	C	C	C	C
Art gallery	P	P	P	P	P	P	P	P
Artisan food production	P	P	P	P	P	P	P	P

Auction (indoor)					P	P	P	P
Auditorium							P	P
Bakery, commercial	P		P		P	P	P	P
Bed and breakfast	P	P	P	P	P	P	P	P
Bed and breakfast inn	P	P	P	P	P	P	P	P
Bed and breakfast manor	P	P	P	P	P	P	P	P
Blood donation center	P	P	P	P	P	P	P	P
Botanical garden	P	P	P	P	P	P	P	P
Brewery	C	C	C	C	P	P	P	P
Car wash						P		P
Car wash as accessory use to gas station or convenience store that sells gas						P		P
Clinic (medical, dental)	P	P	P	P	P	P	P	P
Commercial food preparation	P		P		P	P	P	P
Community correctional facility, small²							C ²	
Community garden	P	P	P	P	P	P	P	P
Convent/monastery	P	P	P	P	P	P	P	P
Convention center							C	C
Community correctional facility, small²							C ^{2,12}	
Crematorium	P		P		P	P	P	P
Daycare center, adult	P	P	P	P	P	P	P	P
Daycare center, child	P	P	P	P	P	P	P	P
Daycare, registered home daycare or preschool	P	P	P	P	P	P	P	P
Daycare, nonregistered home daycare or preschool	p ¹⁰	p ¹⁰						
Dwelling:								
Artists' loft/studio	P	P	P	P	P	P	P	P
Assisted living facility (large)	P	P	P	P	P	P	P	P
Assisted living facility (small)	P	P	P	P	P	P	P	P
Group home (large) ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³
Group home (small) ⁴	p ⁴	p ⁴	p ⁴	p ⁴	p ⁴	p ⁴	p ⁴	p ⁴
Living quarter for caretaker or security guard	P	P	P	P	P	P	P	P
Manufactured home	P	P	P	P	P	P	P	P
Multi-family	P	P	P	P	P	P	P	P
Residential support (large) ⁵	p ⁵	p ⁵	p ⁵	p ⁵	p ⁵	p ⁵	p ⁵	p ⁵
Residential support (small) ⁶	p ⁶	p ⁶	p ⁶	p ⁶	p ⁶	p ⁶	p ⁶	p ⁶
Rooming (boarding) house	P	P	P	P	P	P	P	P
Single-family attached	P	P	P	P	P	P	P	P
Single-family detached		P		P		P		P
Single room occupancy	P	P	P	P	P	P	P	P
Twin home	P	P	P	P	P	P	P	P

Two-family	P	P	P	P	P	P	P	P	P
Eleemosynary facility	P	P	P	P	P	P	P	P	P
Exhibition hall							C	C	
Farmers' market	P	P	P	P	P	P	P	P	P
Financial institution	P	P	P	P	P	P	P	P	P
Financial institution with drive-through facility						P			P
Flea market (indoor)	P	P	P	P	P	P	P	P	P
Flea market (outdoor)							P	P	
Food processing					P	P	P	P	
Funeral home	P	P	P	P	P	P	P	P	P
Gas station						P			P
Government facility	P	P	P	P	P	P	P	P	P
Government facility requiring special design features for security purposes	P	P	P	P	P	P	P	P	P
Grain elevator					P	P	P	P	
Greenhouse	P	P	P	P	P	P	P	P	P
Home occupation	p ¹¹								
Hospital, including accessory lodging facility	P	P	P	P	P	P	P	P	P
Hotel/motel	P	P	P	P	P	P	P	P	P
House museum in landmark sites (see subsection 21A.24.010T of this title)	P	P	P	P	P	P	P	P	P
Industrial assembly					P	P	P	P	
Laboratory (medical, dental, optical)	P	P	P	P	P	P	P	P	P
Laboratory, testing					P	P	P	P	
Laundry, commercial					P	P			
Library	P	P	P	P	P	P	P	P	P
Light manufacturing					P	P	P	P	
Meeting hall of membership organization	P	P	P	P	P	P	P	P	
Mixed use development	P	P	P	P	P	P	P	P	P
Mobile food business (operating on private property)	P	P	P	P	P	P	P	P	P
Mobile food business (operation in public right-of-way)	P	P	P	P	P	P	P	P	P
Mobile food court	P		P		P	P	P	P	
Municipal service uses, including City utility uses and police and fire stations	P	P	P	P	P	P	P	P	P
Museum	P	P	P	P	P	P	P	P	P
Nursing care facility	P	P	P	P	P	P	P	P	P
Office	P	P	P	P	P	P	P	P	P

Office, publishing company	P	P	P	P	P	P	P	P
Office, single practitioner medical, dental, and health	P	P	P	P	P	P	P	P
Offices and reception centers in landmark sites (see subsection 21A.24.010T of this title)	P	P	P	P	P	P	P	P
Open space	P	P	P	P	P	P	P	P
Park	P	P	P	P	P	P	P	P
Parking:								
Commercial (if located in a parking structure)	P	P	P		P	P	P	P
Commercial (surface lot) ⁷						p ⁷		p ⁷
Off site ⁷	p ⁷	p ⁷	p ⁷	p ⁷	p ⁷	p ⁷	p ⁷	p ⁷
Park and ride lot ⁷						p ⁷		p ⁷
Park and ride lot shared with existing use						P		P
Performing arts production facility	P	P	P	P	P	P	P	P
Philanthropic use	P	P	P	P	P	P	P	P
Photo finishing lab	P	P	P	P	P	P	P	P
Place of worship	P	P	P	P	P	P	P	P
Printing plant		P			P	P	P	P
Radio, television station	P		P		P	P	P	P
Railroad passenger station	P	P	P	P	P	P	P	P
Reception center	P	P	P	P	P	P	P	P
Recreation (indoor)	P	P	P	P	P	P	P	P
Recreation (outdoor)	P	P	P	P	P	P	P	P
Recycling collection station	P	P	P	P	P	P	P	P
Research and development facility	P	P	P	P	P	P	P	P
Research facility (medical)	P	P	P	P	P	P	P	P
Restaurant	P	P	P	P	P	P	P	P
Retail goods establishment	P	P	P	P	P	P	P	P
Plant and garden shop with outdoor retail sales area	P	P	P	P	P	P	P	P
With drive-through facility								
Retail service establishment	P	P	P	P	P	P	P	P
Furniture repair shop	P	P	P	P	P	P	P	P
Sales and display (outdoor)	P	P	P	P	P	P	P	P
School:								
College or university	P	P	P	P	P	P	P	P
Music conservatory	P	P	P	P	P	P	P	P
Professional and vocational	P	P	P	P	P	P	P	P
Seminary and religious institute	P	P	P	P	P	P	P	P
Seasonal farm stand	P	P	P	P	P	P	P	P
Small brewery	P	C	P	C	P	P	P	P

Social service mission and charity dining hall	C	C	C	C	P	P	P	P
Solar array					P	P	P	P
Stadium	C		C		C	C	C	C
Storage, self		P		P		P		P
Store:								
Convenience	P	P	P	P	P	P	P	P
Department	P	P	P	P	P	P	P	P
Mass merchandising	P	P	P	P	P	P	P	P
Specialty	P	P	P	P	P	P	P	P
Superstore and hypermarket						P		P
Warehouse club						P		P
Studio, art	P	P	P	P	P	P	P	P
Studio, motion picture					P	P	P	P
Theater, live performance⁸	p ⁸	C ⁸	p ⁸	C ⁸	p ⁸	p ⁸	p ⁸	p ⁸
Theater, movie	P		P		P	P	P	P
Urban farm	P	P	P	P	P	P	P	P
Utility, building or structure⁹	p ⁹							
Utility, transmission wire, line, pipe, or pole⁹	p ⁹							
Vehicle:								
Automobile repair (minor)						P		P
Vending cart, private property	P	P	P	P	P	P	P	P
Warehouse						P		P
Wholesale distribution						P		
Wireless telecommunications facility (see section 21A.40.090 of this title)	P	P	P	P	P	P	P	P
Wireless telecommunications facility, exceeding the maximum building height of the zone (see section 21A.40.090 of this title)	C	C	C	C	C	C	C	C
Woodworking mill				P		P		P
Zoological park							C	C

Qualifying provisions for specific land uses:

1. Subject to Salt Lake Valley Health Department approval.
2. A community correctional facility is considered an institutional use and any such facility located within an airport noise overlay zone is subject to the land use and sound attenuation standards for institutional uses of the applicable airport overlay zone within chapter 21A.34 of this title.
3. No large group home shall be located within 800 feet of another group home.
4. No small group home shall be located within 800 feet of another group home.
5. No large residential support shall be located within 800 feet of another residential support.
6. No small residential support shall be located within 800 feet of another residential support.
7. Surface parking lots as a principal use located on a lot that has frontage on a public street are prohibited.
8. Prohibited within 1,000 feet of a single- or two-family zoning district.

9. Subject to conformance to the provisions in subsection [21A.02.050B](#) of this title for utility regulations.
10. Subject to Section 21A.36.130.
11. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to Section 21A.36.030.
12. Subject to Section 21A.36.110.

Special Purpose Zones Land Use Table (Extract of Full Table)

21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:

Legend: C = Conditional P = Permitted

Use	Permitted and Conditional Uses by District			
	PL	PL-2	I	UI
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P	P
Adaptive reuse of a landmark site				
Agricultural use				
Air cargo terminals and package delivery facility				
Airport				
Alcohol:				
Brewpub (2,500 square feet or less in floor area)				
Brewpub (more than 2,500 square feet in floor area)				
Dining club (2,500 square feet or less in floor area)				
Social club (2,500 square feet or less in floor area)				
Tavern (2,500 square feet or less in floor area)				
Ambulance service (indoor)				
Ambulance service (outdoor)				
Amphitheater		C		
Animal:				
Kennel on lots of 5 acres or larger				
Pet cemetery				
Stable (private)				
Stable (public)				
Veterinary office				
Antenna, communication tower	P	C	P	P
Antenna, communication tower, exceeding the maximum building height in the zone		p ¹¹	C	C
Art gallery	P	P	P	P
Artisan food production				
Bed and breakfast			p ²	P
Bed and breakfast inn			p ²	P
Bed and breakfast manor			p ²	P
Botanical garden	P	P		
Cemetery				
Clinic (medical, dental)			P	P
Commercial food preparation				
Community garden	P	P	P	P
Convent/monastery			P	P
Daycare center, adult	P	P	P	P
Daycare center, child	P	P	P	P
Daycare, nonregistered home daycare	p ²²	p ²²	p ²²	p ²²

Daycare, registered home daycare or preschool	p ²²	p ²²	p ²²	p ²²
Dental laboratory/research facility			C	C
Dwelling:				
Assisted living facility (large)			p ¹⁶	P
Assisted living facility (limited capacity)			P	P
Assisted living facility (small)			P	P
Group home (large) ¹⁷				
Group home (small) ¹⁸				
Living quarters for caretaker or security guard	P		P	P
Manufactured home				
Mobile home				
Multi-family				P
Residential support (large) ¹⁹				
Residential support (small) ²⁰				
Rooming (boarding) house				
Single-family (attached)				
Single-family (detached)				
Twin home and two-family				
Eleemosynary facilities	P	P	p ¹⁶ , 21	P
Exhibition hall	C	P	C	P
Extractive industry				
Fairground	C			
Farm stand, seasonal				
Financial institution				
Financial institution with drive-through facility				
Gas station				
Government facility	C	C	C ¹³	C
Government facility requiring special design features for security purposes				
Government office	P	P	P	P
Heliport		P	C	C
Home occupation	p ²³	p ²³	p ²³	p ²³
Hospital, including accessory lodging facility			P	P
Hotel/motel				
Industrial assembly				
Jail	C			
Jewelry fabrication				
Large wind energy system			P	P
Library	P	P	P	P
Light manufacturing				
Manufacturing, concrete or asphalt				
Meeting hall of membership organization		P	P	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	C	C ¹⁴	C
Museum	P	P	P	P
Nursing care facility			P	P
Office	P	P	P	P
Open space	P	P	P	P
Park	P	P		P
Parking:				
Commercial				
Off site	P	P	P	P
Park and ride lot	C			
Park and ride lot shared with existing use	P		P	P
Performing arts production facility				
Philanthropic use		P	P	P
Place of worship			P	P
Radio, television station		P		
Reception center	C	P	P	P
Recreation (indoor)	P	P	P	P
Recreation (outdoor)	P			
Research and development facility	P	P		
Research facility (medical)			P	P
Restaurant				
Restaurant with drive-through facility				
Retail goods establishment		P		
Retail, sales and service accessory use when located within a principal building		P		
Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees	P	P	P	P
School:				
College or university		P	P	P
K - 12 private	P	P	P	P
K - 12 public	P	P	P	P
Music conservatory			P	P
Professional and vocational			P	P
Seminary and religious institute			P	P
Small brewery				
Solar array	P		P	
Stadium	C		C	C
Storage, accessory (outdoor)				
Studio, art				
Theater, live performance	C ¹⁵	C ¹⁵	C ¹⁵	C ¹⁵
Theater, movie		C		
Transportation terminal, including bus, rail and trucking				
Urban farm	P	P	P	P
Utility, building or structure	p ¹	p ¹	p ¹	p ¹
Utility, transmission wire, line, pipe or pole	p ¹	p ¹	p ¹	p ¹

Vehicle, automobile rental agency				
Vending cart, private property				
Vending cart, public property				
Warehouse				
Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)				
Wholesale distribution				
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.
2. When located in a building listed on the Salt Lake City register of cultural resources.
3. When located on an arterial street.
4. Subject to Salt Lake Valley health department approval.
5. In conjunction with, and within the boundaries of, a cemetery for human remains.
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.
8. Kennels, whether within penned enclosures or within enclosed buildings, shall not be permitted within 200 feet of an existing single-family dwelling on an adjacent lot.
9. Trails and trailheads without parking lots and without directional and informational signage specific to trail usage shall be permitted.
10. Greater than 3 ambulances at location require a conditional use.
11. Maximum of 1 monopole per property and only when it is government owned and operated for public safety purposes.
12. Subject to conformance with the provisions in section [21A.36.300](#), "Alcohol Related Establishments", of this title.
13. If located on a collector or arterial street according to the Salt Lake City transportation master plan - major street plan: roadway functional classification map.
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.
16. Occupancy shall be limited to 25 persons.
17. No large group home shall be located within 800 feet of another group home.
18. No small group home shall be located within 800 feet of another group home.
19. No large residential support shall be located within 800 feet of another residential support.
20. No small residential support shall be located within 800 feet of another residential support.
21. No eleemosynary facility shall be located within 800 feet of another eleemosynary, group home or residential support.
22. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to Section 21A.36.130.
23. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to Section 21A.36.030.

ATTACHMENT F: ANALYSIS OF STANDARDS

ZONING MAP AMENDMENTS

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
<p>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;</p>	<p>Proposal is consistent with the purpose, goals, etc. of the adopted planning documents.</p>	<p>Please see the discussion under Issue 1 regarding applicable master plan policies and goals. As discussed, staff finds that the proposed zoning amendment is consistent with the purposes, goals, objectives, and policies of the <i>Central Community Master Plan</i>. The rezone will help implement the <i>Central Community Master Plan</i> by allowing for development of a type that is encouraged by the plan.</p>
<p>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</p>	<p>Proposal furthers the specific purpose statements of the zoning ordinance.</p>	<p>As noted in Issue section 1, the location of the proposed zoning district fits the location criteria of the zone as described in the zone’s purpose statements. The zone is intended to be located near transit stops and near downtown. Additionally, it is intended to support a high intensity level of development and a mix of uses. In compliance with those purposes, the land is within a block of a light rail transit stop and is adjacent to downtown. The allowed intensity and mix of uses will help the area near the transit stop as a “lively, people oriented place” as intended by the zone.</p> <p>Section 21A.02.030 of the Salt Lake City Code provides the purpose and intent of the overall Zoning Ordinance and states: <i>The purpose of this title 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 to carry out the purposes of the municipal land use development and management act, title 10, chapter 9, of the</i></p>

		<p><i>Utah Code Annotated or its successor, and other relevant statutes.</i></p> <p>The purpose and intent statement then provides eight additional points describing the intent of the zoning code, one of which is applicable to the rezone proposal:</p> <ul style="list-style-type: none"> • <i>Foster the city’s industrial, business and residential development.</i> • <i>Protect the tax base</i> <p>The purpose of changing the zoning in the project area is to maximize the residential development potential of the land north of People’s Way in accordance with the City’s master plans, which are written to implement the zoning ordinance’s purposes. The amendment is also meant to encourage this area to develop into a prosperous and safe place, with active commercial uses, such as restaurants and food trucks, which will contribute to the City’s economy.</p> <p>This is consistent with the overall purpose of the Zoning Ordinance in that it promotes the “prosperity” of the “current and future inhabitants of Salt Lake City.” It is also consistent with the general purpose and intents points stated above.</p>
<p>3. The extent to which a proposed map amendment will affect adjacent properties;</p>	<p>The proposed map amendment will not negatively impact adjacent properties.</p>	<p>The proposed rezone will allow an intensity of use that is compatible with the allowed and current uses of the adjacent properties. The zoning of the adjacent properties is TSA or PL-2, both of which allow for a high intensity of use. Each zone also has similar scale allowances for height. The Public Safety Building (PSB) to the south is buffered from the development proposal on the north of the block by a plaza and midblock street. The PSB was designed for an urban setting and the development of a large mixed-use building near the PSB is not expected to negatively impact it. The mid-block street People’s Way was also always intended to be an active, pedestrian oriented space and the addition of a mixed-use building with potential</p>

		<p>ground-level commercial uses would bring increased pedestrian activity to that street.</p> <p>The properties to the east of the rezone are already zoned TSA-UC-C and will be redeveloped at a similar scale to the rezone property. They would not be negatively impact by this rezone.</p> <p>The open space to the west of this site on the library block could be positively impacted by the additional pedestrian use of the space by residents of the new development associated with this rezone. More active use of the space by residents could make it a more comfortable place to use due to the increased “eyes on the street” by residents- a deterrent to crime and other activities that negatively impact the use of the space.</p>
<p>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards</p>	<p>The zone is consistent with any other applicable overlays.</p>	<p>The property is located within the Groundwater Source Protection Overlay District. This is a broad overlay that covers nearly half of the City and imposes additional regulations on development related to protecting the drinking water supply. New development would be required to comply with any of its provisions and the proposed underlying TSA zoning does not create any unusual conditions that would be inconsistent with the regulations of that overlay.</p>
<p>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.</p>	<p>City services can be provided to the site.</p>	<p>The subject property is located within a built environment where public facilities and services already exist. Future development on this property, such as a mixed-use development may require upgrading utilities and drainage systems that serve the properties.</p> <p>No concerns were received from other City departments regarding the zoning amendment or the potential for additional development intensity/density on these properties as long as normal development requirements are met.</p>

ATTACHMENT G: PUBLIC PROCESS & COMMENTS

Public Notice, Meetings, Comments

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

Notice of Application to Recognized Community Organization:

A notice of application was sent to the Central City Neighborhood Council on September 19th, 2017. The neighborhood council was given 45 days to respond with any concerns or to request staff to meet with them and discuss the proposed zoning amendment.

No comments were received and the neighborhood council did not request a meeting on the matter.

Open House:

An open house was held on October 19th, 2017 at the City and County Building for this petition. Notices were sent out to property owners and residents within 300 feet of the proposal prior to the open house. One person attended the open house to inquire about the petition and did not have any concerns with the proposal.

Notice of the public hearing for the proposal included:

Public hearing notice posted on October 27, 2017.

Public notice posted on City and State websites and Planning Division list serve on October 27, 2017.

Public Input:

One phone call was received inquiring about the proposal but the caller did not have any concerns with the proposal.

No other public comments have been received as of staff report publication.

ATTACHMENT H: DEPARTMENT REVIEW COMMENTS

Engineering
No objections.

Zoning
No zoning related issues associated with this request.

Transportation
No objections from Transportation.

Public Utilities
No public utility issues with the proposed rezone.

Water system improvements may be required depending on the proposed development improvements

Police
No comments provided.