



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Planning Commission

**From:** Diana Martinez, Principal Planner, [diana.martinez@slcgov.com](mailto:diana.martinez@slcgov.com), 801-535-7215

**Date:** February 22, 2023

**Re:** PLNPCM2022-01108 - Zoning Map Amendment

## Zoning Map Amendment

<b>PROPERTY ADDRESS:</b>	510 S. 200 W.
<b>PARCEL SIZE:</b>	1.02 acres or 52,272 sq. ft
<b>PARCEL ID:</b>	15-01-452-023-0000
<b>MASTER PLAN:</b>	<a href="#">Downtown Master Plan</a>
<b>CURRENT ZONING DISTRICT:</b>	<a href="#">D-2</a> (Downtown Support District)
<b>PROPOSED ZONING DISTRICT:</b>	<a href="#">D-1</a> (Central Business District)

### REQUEST:

Jason Boal, representing the property owners, is requesting to amend the zoning map for the property located at approximately 510 S. 200 W. (parcel #15-01-452-023-0000). The proposal would rezone the subject property from D-2 (Downtown Support District) to D-1 (Central Business District). The subject property is approximately 1.02 acres or 44,431 square feet. No development plans were submitted with this application.

### RECOMMENDATION:

Based on the findings and analysis in this staff report and the factors to consider for zoning map amendments in 21A.50.050 of the zoning ordinance, Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council.

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## PROJECT DESCRIPTION:

The applicant is requesting a zoning map amendment for the subject property from the current D-2 (Downtown Support District) to D-1 (Central Business District) at approximately 510 south 200 west. The total area of the proposed zoning map amendment is approximately 01.02 acres or approximately 52,272 square feet.

The subject property is located on the southwest corner of 500 South and 200 West. 500 South is a major vehicular and pedestrian corridor, as it is a one way street directional to the West linking the downtown neighborhoods with Interstate-15. The zoning for this area is primarily D-2 (Downtown Support District) on the west side of 200 West and D-1 (Central Business District) on the east side of 200 West.

There is an existing office building on the subject property, which was built in 2002. The building is currently used and occupied. There are many hotels along 500 South in this immediate area, as well as commercial businesses along 200 West to the north and south of the subject property.



Vicinity Map



Current Zoning Map

The applicant does not have an intended use proposal for the property, however, the increased height permitted in the D-1 is the stated interest for rezoning the property. Via discussions with the applicant, it appears that the developer is focused on additional height to be able to develop a use that may include mixed-use elements such as residences and commercial space.

### **Zoning Map Amendment Considerations**

Planning staff is required by ordinance to analyze proposed zoning map amendments against existing adopted City policies and other related adopted City regulations. Planning staff is also directed to consider whether zoning text amendments implement best planning practices. However, ultimately, a decision to amend the zoning map is fully up to the discretion of the City Council. (The full list of factors to consider for a zoning map amendment are located in Attachment D.)

### **KEY CONSIDERATIONS:**

The key considerations and concerns below have been identified through the analysis of the project, neighbor and community input, and department reviews.

- 1. Adopted City plan considerations**
- 2. Compatibility with adjacent properties**
- 3. D-1 zoning vs D-2 zoning development potential**

### **Consideration 1: Adopted City plan considerations**

For zoning map amendments, Planning Staff is directed by ordinance to consider the associated City master plans and adopted policies that apply to a proposal. Staff reviews general City policies, including adopted policies in Citywide master plans such as [Plan Salt Lake](#), and considers plans that are specific to an area. The subject property falls within the boundaries of the [Downtown Master Plan](#).

See [Attachment D](#) for policy statements and goals from various city plans that staff considered as part of the review of this rezone request.

The subject property is located along the 500 South corridor, which the Downtown Master Plan has designated as within the Grand Boulevard District. The Grand Boulevard District's focus is along 500 South and 600 South, which are the two main one-way streets coming from and going onto Interstate-15. As a major point of arrival to the downtown by car, the Grand Boulevard District calls for mid-rise buildings, large street trees and iconic lighting that shape the street edge and provide residential, innovation and research development, and additional office development in an urban development pattern.

The existing development along the 500 South corridor is primarily, hotels, restaurants, office buildings and multi-family apartment buildings. 500 South is the transitional corridor going from the downtown extension westward to the highway and to the south towards the Granary District.

The Downtown Master Plan recognizes the need to provide additional housing options and an increased economic work base for the downtown area. Downtown serves as an important economic and cultural core for the city and the greater Wasatch Front, therefore a better jobs-housing balance would benefit downtown Salt Lake City. In addition, improving neighborhood or district-level amenities, transportation and housing choices are critical components to fulfilling the City's goals.



Although the Downtown Master Plan notes that the scale of development and intensity of use steps down gradually to the south and west, forming a two-sided pyramid form, it's important to acknowledge that downtown is growing, and with that growth, the pyramid shape will shift allowing additional height on the fringes of downtown and letting the stepping down of building continue to the D-2 zone.

Plan Salt Lake calls for key strategies for responsible growth in the city with an emphasis on transit-oriented development, infill and redevelopment of underutilized properties, and locating growth and new density in areas that are already serviced by existing infrastructure, including Downtown and along transit corridors. As public transit (Trax) is extended within each district to the south and west of Downtown, the development, infill and redevelopment of properties will naturally increase growth in these areas.

The proposed rezone is consistent with the Master Plan goals to promote redevelopment in the downtown extension area, with the possibility of meeting the vision for adding housing and job options.

## **Consideration 2: Compatibility with adjacent properties**

The purpose of the D-1 (Central Business District) is to provide for commercial and economic development within Salt Lake City's most urban and intense areas. A broad range of uses, including very high-density housing, are intended to foster a twenty-four (24) hour activity environment consistent with the area's function as the business, office, retail, entertainment, cultural and tourist center of the region. Development is intended to be very intense with high lot coverage and large buildings that are placed close together while being oriented toward the pedestrian with a strong emphasis on a safe and attractive streetscape and preserving the urban nature of the downtown area. This district is appropriate in areas where supported by applicable master plans. The standards are intended to achieve established objectives for urban design, pedestrian amenities, and land use control.

The street to the north of the subject property is 500 South, this is one of the busiest streets in the city since it is a one-way street directional westward with direct access to Interstate-15 southbound. Likewise, the main street to the south is 600 South which is a one-way street coming from Interstate-15 to the East. Traffic in the area is quite consistent coming from the west into the Downtown area, however public transportation is available in the vicinity of the subject property. In addition to bus routes along 500 South, there are two Trax stations within three blocks of the subject property: 500 South and Main St. (two blocks east) and 800 South and 200 West (three blocks to the south). There is also potential for expanding public transit options to the west in the granary neighborhood.

The properties to the immediate north (west side of 200 West), south and west are all zoned D-2 (Downtown Support District). Most of the uses in this district tend to be restaurants, hotels, office use and multi-family apartment buildings. The subject property is located at the eastern edge of the D-2 zoning district adjacent to the D-1 zoning across 200 West. The adopted plans for this area support more height in the east area and lowering height to the west.



*View of skyline - South Temple to 600 South & 300 West to 300 East*

*(Courtesy of Google Earth 6/15/22)*

Although, most of the buildings over 100-feet tall are centralized in the downtown area (north of 300 South), the height of buildings being constructed closer to this subject property have gradually increased from low-level structures of two to four stories tall, to those at six stories and above.

While there may not be significantly taller buildings in the area at the moment, the potential for them is there as there has been development pressure in this area requesting additional building height.

There are no land uses in this vicinity that would require buffering from the D-1 zoning. Most of the uses in this vicinity are commercial retail or office, and mixed-use residential apartment buildings.

### **Consideration 3: D-2 Zoning vs D-1 zoning development potential**

The downtown districts are intended to provide use, bulk, urban design and other controls and regulations appropriate to the commercial core of the city and adjacent areas in order to enhance employment opportunities; to encourage the efficient use of land; to enhance property values; to improve the design quality of downtown areas; to create a unique downtown center which fosters the arts, entertainment, financial, office, retail and governmental activities; to provide safety and security; encourage permitted residential uses within the downtown area; and to help implement adopted plans.

A comparison of zoning regulations and allowed permitted and conditional uses for the existing D-2 and proposed D-1 zoning regulations is located in [Attachment C](#).

The D-1 Central Business District provides the most urban and intense areas for commercial and economic development in Salt Lake City. It also provides an area for very high-density residential housing. Expanding the D-1 zone to the south and west of the existing D-1 zoned areas could allow the city to grow economically as well as in population. The proposed application could be the

gateway to extending the city growth by transiting from the central downtown area to areas less intense with the western parts of downtown such as the Granary and Central Ninth.

Currently, in the D-1 zone building height would allow up to 375-feet by right. Buildings taller than 375-feet can be requested through the Design Review process subject to meeting specific requirements such as additional step backs and enhanced amenities including public art. Additionally, the design standards for the existing D-1 zone are limited to a ground floor glass requirement of 40-60%.

On August 24, 2022, the Planning Commission voted to send a positive recommendation to the City Council for amendment to the Downtown Building Heights & Street Activation Text, which if adopted by City Council, would allow properties in the D-1 zone to be built up to 200-feet by right, or over 200-feet subject to Design Review with additional design standards. These standards would involve meeting one of five options: providing a midblock walkway, utilizing affordable housing, exceeding the required ground floor use, preserving a structure older than 50 years, and including open space.

The proposed Downtown Building Height Ordinance has not been approved or adopted by the City Council at the time of this staff report and therefore, the existing standards for building height would apply to development applications submitted at this time.

The D-2 zoning, which is the current zoning for the subject property, provides an area of sustainable urban neighborhood development that accommodates commercial, office, residential and other uses that relate to and support the Central Business District. Development in the D-2 area is intended to be less intensive than the D-1 zone. Building height up to 65 feet are permitted, and requests over 65 feet up to a maximum of 120 feet may be requested through the Design Review process. The proposed Downtown Building Height Ordinance would not change the maximum building height for the D-2 zone.

Although many of the buildings in the immediate area of the subject property are no more than 100-feet tall, there are buildings within two and three blocks like the Little America Hotel, and the Grand America Hotel -which are both over 100-feet tall. The potential of the location if developed appropriately, could serve as a vibrant section of the extended downtown.



*Bird's eye view of the subject property -looking north (Courtesy of Google Earth, 6/15/22)*



## **NEXT STEPS:**

The Planning Commission can provide a positive or negative recommendation for the proposal and as part of a recommendation, can add conditions or request that changes be made to the proposal. The recommendation and any requested conditions/changes will be sent to the City Council, who will hold a briefing and additional public hearing on the proposed zoning changes. The City Council may make modifications to the proposal and approve or decline to approve the proposed zoning map amendment.

If ultimately approved by the City Council, the changes would be incorporated into the official City Zoning map. If the proposed zoning amendment is not approved by the City Council, the property could still be developed under its current zoning.



# ATTACHMENT A: VICINITY MAP



# ATTACHMENT B: APPLICANT'S NARRATIVE

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15 WEST SOUTH  
TEMPLE SUITE  
1200  
GATEWAY TOWER  
WEST SALT LAKE  
CITY, UT 84101  
801.257.1900 P  
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ALBUQUERQUE BOISE DENVER LAS VEGAS LOS ANGELES LOS CABOS ORANGE COUNTY PHOENIX PORTLAND RENO SALT  
LAKE CITY SAN DIEGO SEATTLE TUCSON WASHINGTON, D.C.

**Jason Boal,**  
**AICP (801)**  
**257-1917**  
**jboal@swlaw.com**

November 14, 2022

Salt Lake Planning Commission  
451 South State Street  
Salt Lake City, UT 84111

Re: Petition for Zoning Map Amendment for the property located at 510 S 200 W,  
Salt Lake City, Utah, parcel no. 15-01-452-023-0000.

On behalf of SLC 510 SOUTH 200 WEST, LP, the owner of the parcel located at 510 S 200 W, which is also known as parcel # 15-01-452-023-0000, in Salt Lake City, as shown in **Exhibit A**, we would like to submit this petition for a Zoning Map Amendment to change the zoning designation of this parcel. We are requesting the zoning designation be changed to D-1, Central Business District from the current zoning designation of D-2, Downtown Support District. This petition is submitted pursuant to Salt Lake City Code § 21A.50.

The Salt Lake City Zoning Code allows a property owner to initiate a zoning map amendment, by submitting an application for the amendment to the Salt Lake City Planning Commission. *See Salt Lake City Code § 21A.50.030.* This letter and the attachments will satisfy the required information that needs to be included in a rezone petition, specifically:

1. A statement of the text amendment or map amendment describing the purpose for the amendment and the exact language, boundaries and zoning district;
2. Street address and legal description of the property;
3. A complete description of the proposed use of the property where appropriate;
4. Site plans drawn to scale (where applicable); and

5. Related materials or data supporting the application as may be determined by the applicant and the zoning administrator.

*See Salt Lake City Code § 21A.50.040.A*

6. Fees

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*Temple and from 600 South to 800 South between the west side of State Street and 200 West.*

We understand the Zoning Map amendment of properties from D-2 to D-1 were not ultimately included in the recommendation to City Council. Additionally, there were no modifications to the height limitations of the D-2 zone, due to the potential impact on historical neighborhoods that are adjacent to the D-2 district. Our property is not located near those historical neighborhoods. We understand the desire to accommodate growth yet be able to mitigate impacts of existing neighborhoods. This application for a rezone to the D-1 district will allow the Planning Commission to consider the appropriateness of the D-1 standards on a specific parcel, as opposed to a change to the map or text that would impact multiple properties.

We are requesting that the 1.02 acre parcel located at the southwest corner of 200 West and 500 South be rezoned to the D-1 Central Business District zone. The purpose statement of the D-1 zone is:

*The purpose of the D-1 central business district is to provide for commercial and economic development within Salt Lake City's most urban and intense areas. A broad range of uses, including very high density housing, are intended to foster a twenty four (24) hour activity environment consistent with the area's function as the business, office, retail, entertainment, cultural and tourist center of the region. Development is intended to be very intense with high lot coverage and large buildings that are placed close together while being oriented toward the pedestrian with a strong emphasis on a safe and attractive streetscape and preserving the urban nature of the downtown area. This district is appropriate in areas where supported by applicable master plans. The standards are intended to achieve established objectives for urban design, pedestrian amenities and land use control.*

Salt Lake City’s downtown is experiencing growth. As mentioned before, the Planning Commission reviewed and recommended approval of modifications to the zoning code in order to accommodate this growth. The location of this property lends itself well to a future redevelopment that will have a “positive impact on human-scale orientation, pedestrian accessibility, and community character”. With the proposed changes found in the Downtown Land Use Code text amendment, the D-1 zone provides the most advantageous framework to accomplish those goals.

### Salt Lake City Downtown Master Plan

This property is found in the Grand Boulevards District of the Salt Lake City Downtown Master Plan, as shown in **Exhibit C**. This area is “a major point of arrival to

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the downtown”. They are designed to “transition vehicles from highway speeds to an integrated, urban environment.” Additionally, the redevelopment of this area will include “mid-rise buildings that shape the street edge and provide residential, innovation and research development, and additional office development in an urban development pattern”. The recently modified D-1 zone provides a better opportunity to accomplish these goals.

### **2. Street address and legal description of the property**

The property is located at:  
510 W 200 South, Salt Lake City, Utah

The legal description of the property is:  
BEG NE COR LOT 6, BLK 31, PLAT A, SLC SUR; S 0°08'47" W 251.15 FT; N 89°50'22" W 198.07 FT; N 0°08'47" E 86.05 FT; S89°50'22" E 33 FT; N 0°08'47" E 165.1 FT; S 89°50'21" E 165.07 FT TO BEG.

### **3. A complete description of the proposed use of the property where appropriate**

Currently, the property is used for 32,097 sq ft of office space. No decision on a future use has been determined at this point. The future use would need to be a permitted or conditional use in the D-1 Zone.

### **4. A Site plans drawn to scale (where applicable).**

Not applicable. No site plan for the unknown future use has been created.

### **5. Related materials or data supporting the application as may be determined by the applicant and the zoning administrator.**



In addition to the information provided in Section #1 above, the following information demonstrates how this petition for a Zoning Map amendment is supported by various Salt Lake City Master Plans:

Plan Salt Lake – December 1, 2015

I. Neighborhoods

a. Initiatives:

1. Maintain neighborhood stability and character.

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*Approval of this rezone will allow the property to be redeveloped, ensuring the Grand Boulevard Neighborhood stays active and a grand entry/exit to the downtown.*

2. Support neighborhoods and districts in carrying out the City's collective Vision.

*The Grand Boulevard Neighborhood is a main entry/exit to the Salt Lake City downtown, as established in the Downtown Master Plan. Supporting growth and redevelopment in this neighborhood is vital for accomplishing the goals of the Downtown Master Plan.*

8. Encourage and support local businesses and neighborhood business districts.

*Approval of this rezone will allow more a more "intense" utilization of the property. This will attract more people to this neighborhood, supporting existing and new businesses.*

10. Improve the usefulness of public rights-of-way as usable public space.

*With the recent changes to the D-1 Land Use Code, there will be an emphasis on pedestrian accessibility and human scale orientation, as opposed to the auto-oriented design that currently exists on the property. This will help initiate a transformation of both 500 South and 200 East.*

II. Growth

a. 2040 Target:

- i. Increase Salt Lake City's share of the population along the Wasatch front.

*In order to accommodate the increased population in Salt Lake City, areas of more "intense" development will need to be approved. The existing zoning has produced the existing land use and traffic patterns. If more intense uses (both commercial & residential) are desired, areas where more intense development is appropriate should be approved. This property is located in an area where the Planning Commission has already considered increasing the intensity of development.*

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- b. Initiatives:

1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.

*This location fits this initiative perfectly! Not only is it located along a transportation corridor, redevelopment of this parcel will be vital in the transformation of design along the corridor.*

3. Promote infill and redevelopment of underutilized land.

*Currently this parcel is being underutilized. With the rezone and redevelopment, this parcel, which is part of the Downtown neighborhood can be properly utilized.*

6. Accommodate and promote an increase in the City's population.

*In order to accommodate the increased population in Salt Lake City, areas of more "intense" development will need to be approved. The existing zoning has produced the existing land use and traffic patterns. If more intense uses (both commercial & residential) are desired, areas where more intense development is appropriate should be approved. This property is located in an area where the Planning Commission has already considered increasing the intensity.*

- III. Housing

- a. 2040 Target:

- i. Increase diversity of housing types for all income levels throughout the city.

*This rezone will permit the opportunity for more intense residential and/or commercial development in the Downtown Neighborhood.*

b. Initiatives:

4. Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.

*This rezone will direct redevelopment into an area with existing infrastructure and services.*

5. Enable moderate density increases within existing neighborhoods where appropriate.

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*The rezoning of the property from D-2 to D-1 is a moderate increase in density and/or intensity for non-residential development.*

7. Promote high density residential in areas served by transit.

*The Courthouse Trax stop is just over two (2) blocks from this site to the east. The #4 bus line runs just one (1) block north on 400 S.*

IV. Transportation & Mobility

a. 2040 Target:

i. Public transit within 1/4 mile of all homes

*The Courthouse Trax stop is just under a half (1/2) mile from this site to the east. The #4 bus line is less than a quarter (1/4) mile to the north on 400 S.*

ii. Reduce single occupancy auto trips

*Increasing the density/intensity of the Downtown neighborhood will allow more people to live and work in the urban core of Salt Lake City. This will reduce the need to live or work outside the Downtown neighborhood and commute in or out.*

iii. Decrease pedestrian, bike, and auto accident

*The redevelopment of this property will need to meet the newly adopted D-1 standards, which focuses on pedestrian accessibility. Redevelopment along 500 S and 200 W will help bring the human scale to this corridor and decrease the "interstate-like" feel it currently has.*

b. Initiatives:

2. Prioritize connecting residents to neighborhood, community, regional, and recreation nodes by improved routes for walking, biking and transit.

*Redevelopment along 500 S and 200 W will help bring the human-scale to these streets, where they are currently very auto-centric streets.*

4. Reduce automobile dependency and single occupancy vehicle trips.

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*Increasing the density/intensity of the Downtown neighborhood will allow more people to live and work in the urban core of Salt Lake City. This will reduce the need to live or work outside the Downtown neighborhood and commute in or out.*

5. Make walking and cycling viable, safe, and convenient transportation options in all areas of the City.

*Redevelopment along 500 S and 200 W will help these roads be more pedestrian and cycle friendly. The current auto-oriented design takes the focus away from pedestrians and bicyclists.*

12. Incorporate pedestrian oriented elements, including street trees, pedestrian scale lighting, signage, and embedded art, into our rights-of-way and transportation networks.

*Through redevelopment of existing areas, this will be easier to accomplish.*

V. Air Quality

a. 2040 Target:

- i. Reduce emissions.

*Increasing the density/intensity of the Downtown neighborhood will allow more people to live and work in the urban core of Salt Lake City. This will reduce the need to live or work outside the Downtown neighborhood and commute in or out.*

- ii. Reduce citywide consumption of energy

*The redevelopment of old buildings allows for more efficient designs and materials to be used.*



b. Initiatives:

3. Increase mode-share for public transit, cycling, walking, and carpooling.

*Increasing the density/intensity of the Downtown neighborhood will allow more people to live and work in the urban core of Salt Lake City. This will allow for an increased opportunity and utilization of public transit, cycling, walking and carpooling.*

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4. Minimize impact of car emissions

*Increasing the density/intensity of the Downtown neighborhood will allow more people to live and work in the urban core of Salt Lake City. This will reduce the need to live or work outside the Downtown neighborhood and commute in or out.*

VIII. Beautiful City

a. 2040 Target:

- i. Pedestrian oriented design standards incorporated into all zoning districts that allow residential uses.

*The Planning Commission has recently recommended approval to City Council for more pedestrian oriented design standards for the D-1 zone. This rezone would allow these standards to be used on a major entry/exit corridor into the Downtown Neighborhood.*

b. Initiatives:

1. Reinforce downtown as the visually dominant center of the City through the use of design standards and guidelines.

*The Grand Avenues Neighborhood is one of the main entry/exit points of the Downtown. Redeveloping property along 500 S and 200 W with the newly amended standards is how to reinforce the downtown as the visually dominant center of the City.*

2. Identify and establish standards for key gateways into the City.

*Although this applies to regulations the city intends to adopt, this property is on a key gateway and the ability to redevelop with a more intense use will help establish the downtown neighborhood.*

XI. Equity  
a. 2040 Target:

- i. Decrease combined cost of housing and transportation.

*Increasing the density/intensity of the Downtown neighborhood will allow more people to live and work in the urban core of Salt Lake City. This will reduce the need to live or work outside the*

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*Downtown neighborhood and commute in or out, thus decreasing the cost of transportation. More dense residential development will increase the supply, thus responding to the demand and hopefully decreasing the overall cost of housing.*

b. Initiatives:

4. Support policies that provide housing choices, including affordability, accessibility and aging in place.

*Increasing the density/intensity of the Downtown neighborhood will allow more people to live and work in the urban core of Salt Lake City. This will allow for more residents and more services available in the downtown area.*

XII. Economy  
a. 2040 Target:

- ii. Percentage of households within 1/2 mile of a neighborhood, community or regional business node.

*The rezone and redevelopment of this property will increase the likelihood of the property being utilized for residential and or more intense commercial uses. This in turn will increase the likelihood that it would be within 1/2 mile or provide services to residents within 1/2 mile.*

b. Initiatives:

1. Maintain and grow Salt Lake City as the economic center of the region.

*In order to maintain and grow Salt Lake City, redevelopment of under-utilized parcels will need to happen. The appropriate*

*location for redevelopment is near the urban core and on parcels that are underutilized, such as this one.*

We look forward to the opportunity to have our application heard by you at a public hearing in conformance with Salt Lake City Code § 21A.50.040.F.

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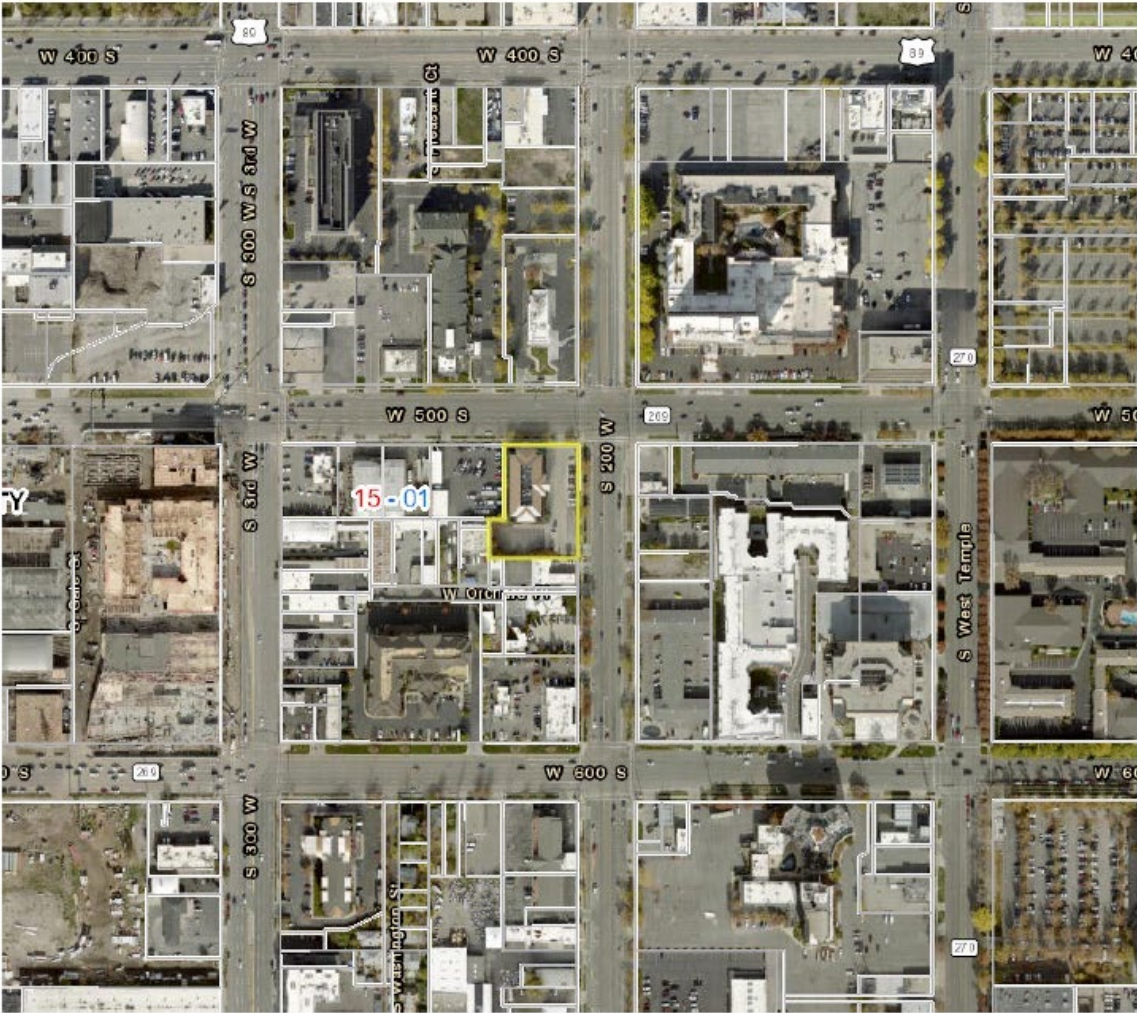
Respectfully,

Jason Boal, AICP

CC Geoffrey Palmer (via email)

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**EXHIBIT A**  
Property Location

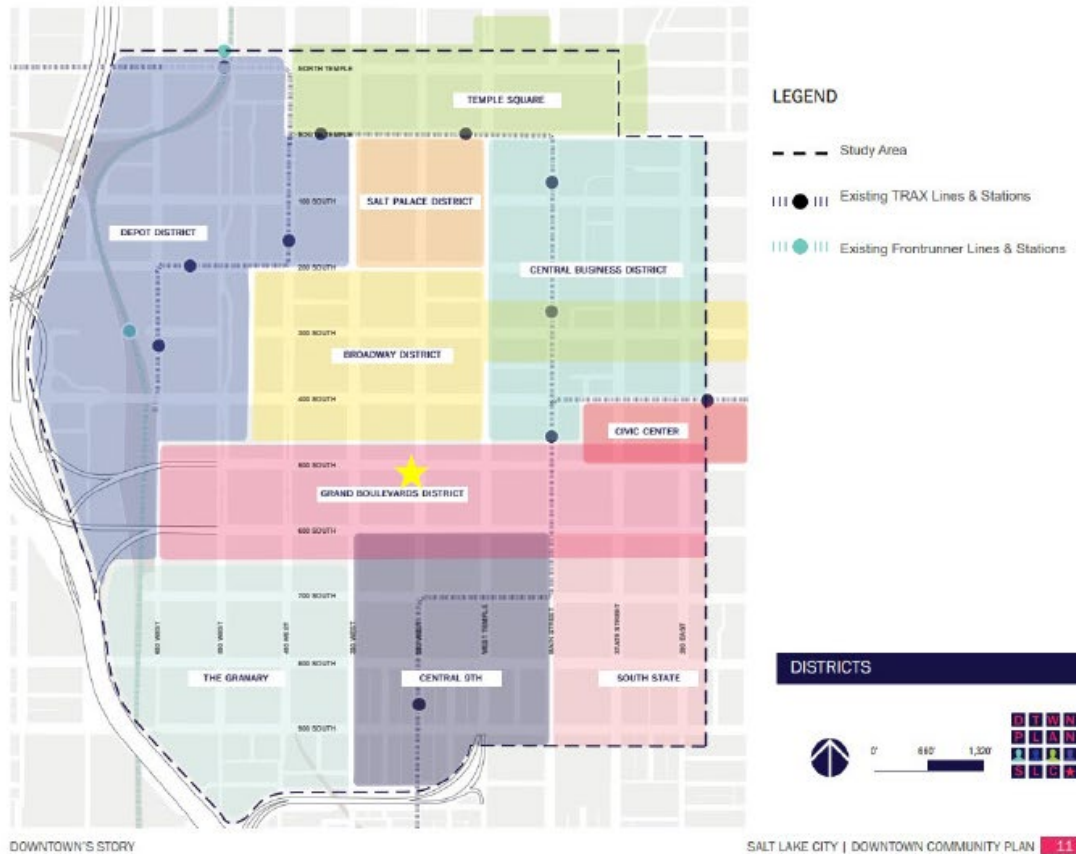




**EXHIBIT B**  
Current Zoning



## EXHIBIT C Downtown Master Plan



# ATTACHMENT C: D-2 AND D-2 ZONING COMPARISONS

REGULATION	EXISTING ZONING (D-2)	PROPOSED ZONING (D-1)
		<i>*These requirements may be changed with the approval/adoption of the Downtown Building Height Ordinance</i>
<b>Lot Area/Width</b>	No minimum lot area or lot width shall be required.	<p>Lot Size and Shape: The size and shape of the lot shall conform to the following. Lots existing prior to April 12, 1995, which do not meet these requirements shall be exempt.</p> <p style="padding-left: 40px;">a. Minimum lot area: Ten thousand (10,000) square feet.</p> <p style="padding-left: 40px;">b. Minimum lot width: One hundred feet (100').</p>
<b>Setbacks</b>	<p>1. Front and Corner Side Yard: There is no minimum setback. The maximum setback is ten feet (10').</p> <p>2. Interior Side Yards: No minimum side yard is required except a minimum of fifteen feet (15') side yard is required when the side yard is adjacent to a single- or two-family residential zoning district.</p> <p>3. Rear Yard: No minimum rear yard is required except a minimum of twenty-five feet (25') rear yard is required when the rear yard is adjacent to a single or two family residential district.</p>	<p>a. Front and corner side yards: No minimum yards are required; however, no yard shall exceed five feet (5') except as authorized through the design review process. Such design reviews shall be subject to the requirements of <a href="#">chapter 21A.59</a> of this title. Where an entire block frontage is under one ownership, the setback for that block frontage shall not exceed twenty-five feet (25'). Exceptions to this requirement may be authorized through the design review process, subject to the requirements of <a href="#">chapter 21A.59</a> of this title.</p> <p>b. Interior side and rear yards: None required.</p>
<b>Parking Setback</b>	If a front or corner side yard is provided surface parking is prohibited in those areas. Surface parking lots that are not located completely behind the primary structure shall	An excessive influence of at or above ground parking lots and structures can negatively impact the urban design objectives of the D-1 District. To control such impacts, the following regulations shall apply to at or above ground parking facilities:

	maintain a twenty foot (20') landscaped yard from the front and corner side yard property lines.	<p>a. Within block corner areas and on Main Street, parking lots and structures shall be located behind principal buildings.</p> <p>b. Within the mid block areas, parking lots and structures shall only be located behind principal buildings or be at least seventy five feet (75') from front and corner side lot lines or parking structures are allowed to be located adjacent to the front or corner side lot lines only if they provide adequately sized retail goods/service establishments, office and/or restaurant space on the ground floor adjacent to the public sidewalk to encourage pedestrian activity. The facades of the ground floor shall be designed to be compatible and consistent with the associated retail or office portion of the building and other retail uses in the area. Levels of parking above the first level facing the front or corner side lot line shall have floors/facades that are horizontal, not sloped.</p> <p>c. Accessory parking structures built prior to the principal use, and commercial parking structures, shall be permitted as conditional uses with the approval of the Planning Commission pursuant to the provisions of <a href="#">chapter 21A.54</a> of this title.</p> <p>d. No special restrictions shall apply to belowground parking facilities.</p> <p>e. Parking lots, proposed as a principal use to facilitate a building demolition, are prohibited in the D-1 District.</p>
<b>Building Height</b>	The maximum permitted building height shall not exceed one hundred twenty feet (120') subject to the following review process: Buildings over sixty five feet (65') in height are subject to design review according to the requirements of <a href="#">chapter 21A.59</a> of this title.	No corner building shall be less than one hundred feet (100') nor more than three hundred seventy-five feet (375') in height. The minimum one hundred foot (100') high portion of the building shall be located not farther than five feet (5') from the lot line along front and corner lot lines. Buildings higher than three hundred seventy-five feet (375') may be allowed in accordance with the provisions of subsections E6a and E6b of this section.
<b>Open Space</b>	No minimum	No minimum



The following uses are not currently allowed in the R-1 zoning district but are listed as permitted or conditional uses under the proposed SNB zoning district designation:

<b>USE</b>	<b>D-1</b>	<b>D-2</b>
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P
Adaptive reuse of a landmark site	P	P
Alcohol:		
Bar establishment (indoor)	P <sup>6</sup>	C <sup>6</sup>
Bar establishment (outdoor)	P <sup>6</sup>	C <sup>6</sup>
Brewpub (indoor)	P <sup>6</sup>	P <sup>6</sup>
Brewpub (outdoor)	P <sup>6</sup>	P <sup>6</sup>
Tavern (indoor)	P <sup>6</sup>	C <sup>6</sup>
Tavern (outdoor)	P <sup>6</sup>	C <sup>6</sup>
Animal, veterinary office		P
Antenna, communication tower	P	P
Antenna, communication tower, exceeding the maximum building height	C	C
Art gallery	P	P
Artisan food production	P <sup>14,18</sup>	P <sup>18</sup>
Bed and breakfast	P	P
Bed and breakfast inn	P	P
Bed and breakfast manor	P	P
Bio-medical facility	P <sup>17,18</sup>	P <sup>17,18</sup>
Blood donation center		P
Bus line station/terminal	P <sup>7</sup>	P <sup>7</sup>
Bus line yard and repair facility		P
Car wash		P <sup>3</sup>
Check cashing/payday loan business	P <sup>5</sup>	
Clinic (medical, dental)	P	P
Commercial food preparation	P <sup>18</sup>	P <sup>18</sup>
Community garden	P	P
Convention center		
Crematorium	P	P
Daycare center, adult	P	P
Daycare center, child	P	P
Daycare, nonregistered home daycare	P <sup>12</sup>	P <sup>12</sup>
Daycare, registered home daycare or preschool	P <sup>12</sup>	P <sup>12</sup>
Dwelling:		
Artists' loft/studio	P	P
Assisted living facility (large)	P	P
Assisted living facility (limited capacity)		P
Assisted living facility (small)	P	P
Congregate care facility (large)	C	C
Congregate care facility (small)	P	P
Group home (large)		C
Group home (small)	P	P
Multi-family	P	P
Residential support (large)		C
Residential support (small)		C
Exhibition hall		
Farmers' market		
Financial institution	P	P
Financial institution with drive-through facility		P <sup>8</sup>
Funeral home	P	P
Gas station		P
Government facility	C	C
Government facility requiring special design features for security purposes		

Heliport, accessory	C	C
Home occupation	P <sup>13</sup>	P <sup>13</sup>
Homeless resource center		C <sup>15</sup>
Homeless shelter		C <sup>15</sup>
Hotel/motel	P	P
Industrial assembly		C <sup>18</sup>
Laboratory, medical related	P <sup>18</sup>	P <sup>18</sup>
Laundry, commercial		P <sup>18</sup>
Library	P	P
Limousine service		P
Mixed use development	P	P
Mobile food business (operation in the public right-of-way)	P	P
Mobile food business (operation on private property)	P	P
Mobile food court	P	P
Municipal services uses including City utility uses and police and fire stations	P	P
Museum	P	P
Office	P	P
Office, publishing company	P	P
Open space on lots less than 4 acres in size	P <sup>7</sup>	P <sup>7</sup>
Park	P	P
Parking, commercial	C	P
Parking, off site	P	P
Performing arts production facility	P	P
Place of worship	P <sup>11</sup>	P <sup>11</sup>
Radio, television station	P	P
Railroad, passenger station	P	P
Reception center	P	P
Recreation (indoor)	P	P
Recreation (outdoor)		P
Research and development facility	P <sup>18</sup>	P <sup>18</sup>
Restaurant	P	P
Restaurant with drive-through facility		P <sup>8</sup>
Retail goods establishment	P	P
Retail service establishment	P	P
Retail service establishment, upholstery shop		P
Sales and display (outdoor)	P	P
School:		
College or university	P	P
Music conservatory	P	P
Professional and vocational	P	P
Seminary and religious institute	P	P
Small brewery		C <sup>18</sup>
Social service mission and charity dining hall		C
Stadium	C	C
Storage, self	P <sup>16</sup>	P
Store:		
Department	P	P
Fashion oriented department	P <sup>2</sup>	
Mass merchandising	P	P
Pawnshop		P
Specialty	P	P
Superstore and hypermarket		P
Studio, art	P	P
Technology facility	P <sup>18</sup>	P <sup>18</sup>
Theater, live performance	P <sup>9</sup>	P <sup>9</sup>
Theater, movie	P	P
Utility, buildings or structure	P <sup>1</sup>	P <sup>1</sup>

Utility, transmission wire, line, pipe or pole	P <sup>1</sup>	P <sup>1</sup>
Vehicle:		
Automobile repair (major)		P
Automobile repair (minor)		P
Automobile sales/rental and service	P <sup>10</sup>	P
Vending cart, private property	P	P
Vending cart, public property		
Warehouse		P <sup>18</sup>
Warehouse, accessory		P
Wholesale distribution		P <sup>18</sup>

Qualifying provisions:

1. Subject to conformance to the provisions in subsection [21A.02.050B](#) of this title.
2. Uses allowed only within the boundaries and subject to the provisions of the Downtown Main Street Core Overlay District (section [21A.34.110](#) of this title).
3. A car wash located within 165 feet (including streets) of a residential use shall not be allowed.
4. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a design review ([chapter 21A.59](#) of this title).
5. No check cashing/payday loan business shall be located closer than  $\frac{1}{2}$  mile of other check cashing/payday loan businesses.
6. Subject to conformance with the provisions in section [21A.36.300](#), "Alcohol Related Establishments", of this title.
7. Subject to conformance with the provisions of [chapter 21A.59](#), "Design Review", of this title.
8. Subject to conformance to the provisions in section [21A.40.060](#) of this title for drive-through use regulations.
9. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
10. Must be located in a fully enclosed building and entirely indoors.
11. If a place of worship is proposed to be located within 600 feet of a tavern, bar establishment, or brewpub, the place of worship must submit a written waiver of spacing requirement as a condition of approval.
12. Subject to section [21A.36.130](#) of this title.
13. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section [21A.36.030](#) of this title.
14. Must contain retail component for on-site food sales.
15. Subject to conformance with the provisions of section [21A.36.350](#) of this title.
16. Limited to basement/below ground levels only. Not allowed on the ground or upper levels of the building, with the exception of associated public leasing/office space.
17. Prohibited within  $\frac{1}{2}$  mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.
18. Consult the water use and/or consumption limitations of Subsection [21A.33.010.D.1.](#)

# ATTACHMENT D: City Plan Considerations

Zoning map amendments are reviewed for compliance with City master plans and adopted policies. The below plans were adopted for the area:

## Plan Salt Lake

Most types of housing, along with retail, office, restaurants, entertainment, recreation, etc. are permitted outright or through the conditional use process. The variety of permitted and conditional uses in the zoning district and their impacts, both positive and negative, should be considered when considering the proposed height increase. Ultimately, a height increase would have direct impacts upon neighborhood uses including density, view corridors, and the pedestrian experience at street level.

*Plan Salt Lake* contains various sections and initiatives that speak to broad issues that could be impacted by an increase to the maximum building height standard in this zoning district. The following sections focusing on *Growth, Housing, Transportation and Mobility, Beautiful City and Economy* are particularly pertinent:

- *Growth – Promote infill and redevelopment of underutilized properties.*
- *Housing – High-density residential options for locations where services are conveniently located and potentially within a walkable environment.*
- *Transportation and Mobility – Public transportation within walking distance as an option, in addition to vehicular use. \*
- *Beautiful City - Reinforce downtown as the visually dominant center of the City through the use of design standards and guidelines.*
- *Economy - Maintain and grow Salt Lake City as the economic center of the region.*

## Downtown Master Plan

The Grand Boulevard District calls for mid-rise buildings that shape the street edge and provide residential, innovation and research development, and additional office development in an urban development pattern.

- The subject property is located within the Downtown area: North Temple Boulevard to 900 South and I-15 freeway to 200 East.
- The plan includes several goals for increasing the community’s residential density.
- Housing -Adding more commercial and multi-family residential infill should be pursued when the opportunity for redevelopment arises along the 500 South corridor.
- Transportation -Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors. Public Transportation- Two Trax Stations are within three blocks of the subject location. Bus routes are located along 500 South.
- Air quality -High-density residential in an area where there are many services available, creates a pedestrian friendly and walkable environment.
- Growth - Commercial & residential growth are desired in the Downtown area, where more intense development is appropriate should be approved.
- Urban Design Element – Downtown’s growth is no longer limited to the Central Business district. The shape of the downtown building height pyramid is shifting allowing greater height on the fringes of downtown, while creating a stepping down of buildings heights to continue in the D-2 zoning.

# ATTACHMENT E: ANALYSIS OF ZONING AMENDMENT 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:

<p><b>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;</b></p>
<p><b>Finding:</b> <i>Plan Salt Lake</i> contains various sections and initiatives that speak to broad issues that could be impacted by an increase to the maximum building height standard in this zoning district. The sections focusing on <i>Neighborhoods, Growth, and Housing, Transportation and Mobility, and Beautiful City</i> are particularly pertinent.</p> <p><i>The Downtown Plan</i> states the following:  <i>Residential</i> – Downtown is a growing urban neighborhood with unique needs and demands, presenting new opportunities and new challenges for growth.  <i>Commercial</i> – Economic Development – Growing downtown’s role as a commercial engine for the city, region and state.</p>
<p><b>Discussion:</b> The applicant has not given a intent for the development of the property, however, in discussions with the applicant, it appears that the developer is focused on additional height to be able to develop a use that may include mixed-use elements such as residences and commercial space. This type of development would help to implement those stated goals and policies from the relevant city plans by activating the corner with additional development potential which would come from the proposed map amendment.</p>
<p><b>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</b></p>
<p><b>Finding:</b> The proposal generally furthers the purpose statements of the zoning ordinance.</p>
<p><b>Discussion:</b>  <u>21A.02.030 General Purpose and Intent of the Zoning Ordinance</u></p> <p><i>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:</i></p> <ul style="list-style-type: none"> <li><i>A. Lessen congestion in the streets or roads;</i></li> <li><i>B. Secure safety from fire and other dangers;</i></li> <li><i>C. Provide adequate light and air;</i></li> <li><i>D. Classify land uses and distribute land development and utilization;</i></li> <li><i>E. Protect the tax base;</i></li> <li><i>F. Secure economy in governmental expenditures;</i></li> <li><i>G. Foster the city's industrial, business and residential development; and</i></li> <li><i>H. Protect the environment.</i></li> </ul> <p>The development generally supports or has no appreciable impact on these purposes. There may be additional traffic caused by this development, but staff does not anticipate “congestion” on streets or</p>



roads as a result of the development because its location along an arterial street (500 South) and a collector street (200 West) as identified in the adopted major street plan.

In compliance with this purpose statement, the proposed location of the zoning district fits the location criteria of the zone. The zone would be located in an area supported by the master plan for a mixed of uses including high density residential, commercial and office. The standards of the D-1 zone help promote a walkable urban neighborhood with pedestrian scale activity.

**3. The extent to which a proposed map amendment will affect adjacent properties;**

**Finding:** The proposed map amendment to the D-1 zone would likely have negligible impacts to the adjacent properties as they are located in or near the Central Business District which anticipates the impacts that come from dense mixed-use development.

**Discussion:**

The properties in the vicinity of the subject property are buffered by large busy streets. As other proposal come in for the properties to the adjacent east and south, the building heights in the immediate area will be substantially taller and will be an extension of the central downtown area. If approved, it is possible that other properties in the immediate vicinity will also want the D-1 zoning for the additional height ability.

**4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;**

**Finding:** The map amendment doesn't conflict with any overlays that affect the property.

**Discussion:**

The property is not located within an overlay that would impose additional standards on the uses allowed on the property.

**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.**

**Finding:** Some City's public facilities and services may need to be upgraded and improved if the density changes or if land use changes to a more intense use permitted in the D-1 zone.

**Discussion:**

Roadways

The proposal will have minimal impacts to the area if the existing building remains. There may be additional traffic caused by this development, but staff does not anticipate "congestion" on streets or roads as a result of the development because its location along an arterial street (500 South) and a collector street (200 West) as identified in the adopted major street plan.

Parks and Recreation Facilities

The proposal is not near any parks or open space areas.

Police and Fire Protection

The development is located within an existing developed area with dedicated police and fire services. The services are adequate to serve additional density.

Schools

The property is in the Salt Lake City School District and is within 3.5 miles to the nearest elementary, middle, and high schools. In addition, there are two private schools within 1.5 miles.

Library

The main Salt Lake City Library is located less than a mile from the proposal.

Water/Sewer/Storm Drainage

Public Utilities has reviewed the proposal and has no objections to the proposed rezone, however, noted that an increased density on the property may require offsite system improvements.

Refuse Collection

Development may be served by the City's Recycling and Waste Services.

In general, the site is located within a developed area of the City. The change of zoning is not likely to significantly 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 F: SITE PHOTOGRAPHS

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*Subject Property – Looking to the south from 500 South*



*Property on the Southeast corner of 500 South and 200 West*



*View to the East – Four story apartment buildings*



*View of the Northeast corner of 500 South and 200 West -hotel nine stories tall*





*View of the Northwest corner of 500 South and 200 West- Commercial one story*



*View of the hotel just northeast of the subject property – hotel approximately four stories*



*View looking to the east up 500 South Road -this is a one-way street directional to the west which is a direct access onto I-15 Freeway*

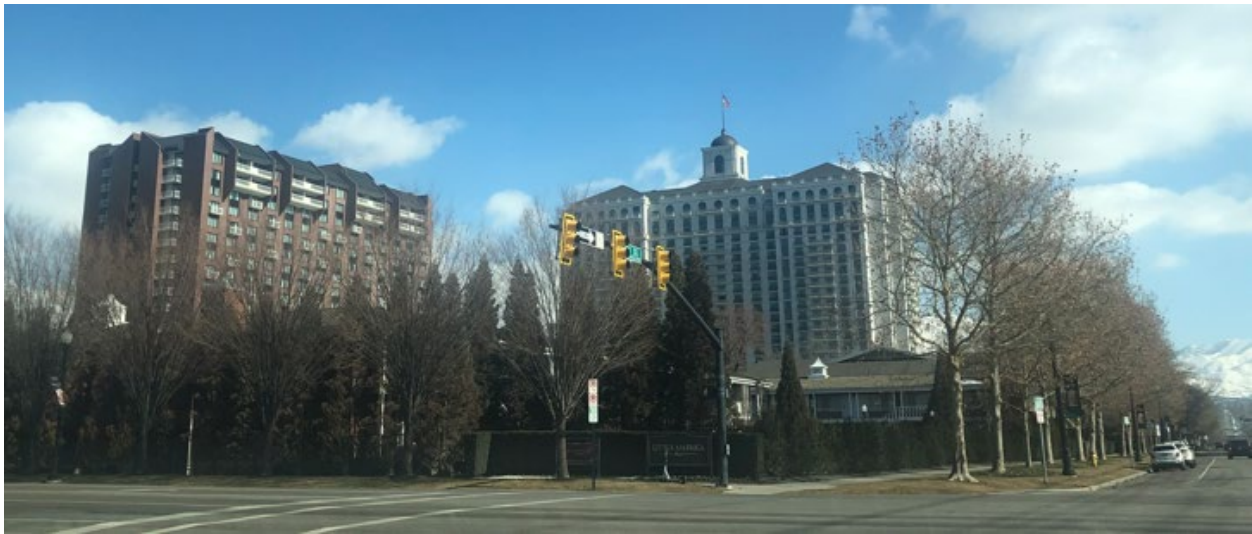


*View looking to the North up 200 West*





*View to the South looking down 200 West*



*Little America and the Grand America hotels two blocks to the east from the subject property*

# ATTACHMENT G: PUBLIC PROCESS & COMMENT

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The following attachment lists the public meetings that have been held, and other public input opportunities, related to the proposed project. All written comments that were received throughout this process are included within this attachment.

## **EARLY NOTIFICATION**

December 12, 2022:

- A notice of application was sent to the chair of the Downtown Community Council and the Central 9<sup>th</sup> Community Council chairs, which the subject property is within.
- The Community Councils were given 45-days to respond with any concerns or comments.
- Notice of the application was also sent to property owners and residents within 300 feet of the project. The purpose of this notice is to inform surrounding property owners and residents that an application has been submitted, provide details regarding the request, outline steps in the planning review and decision-making process, and to let them know how to obtain more information and submit comments early on in the review process.

## **CITY OPEN HOUSE**

Because the property is located within 600 feet an online open house for the proposal began on **December 12, 2022**, in order to obtain feedback from residents and property owners and to provide information about the public process and city regulations. The ending date for the open house was **January 26, 2023**.

## **PUBLIC HEARING NOTICE**

The Planning Division provided the following notices for the Planning Commission meeting:

- Mailed notice sent February 16, 2023
- Emailed notice to listserv sent February 16, 2023
- Public hearing notice signs posted on the property February 9, 2023

## **PUBLIC INPUT RECEIVED**

Staff received one comment in opposition to this rezone (next page) and one inquiry on the application.

### **Comment in opposition:**

*Until development plans are submitted, there should be NO approval of this application for changes in zoning.*

*Lynn K Pershing*



# ATTACHMENT H: CITY DEPARTMENT REVIEW COMMENTS

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## **Transportation – Jena Carver ([jena.carver@slcgov.com](mailto:jena.carver@slcgov.com))**

Transportation has no issues with this rezone request.

## **Fire- Douglas Bateman ([douglas.bateman@slcgov.com](mailto:douglas.bateman@slcgov.com))**

No fire code comments related to the proposed zoning amendment. Additional comments may arise with building permit application and code compliance review of construction documents

## **Urban Forestry -Rick Nelson ([rick.nelson@slcgov.com](mailto:rick.nelson@slcgov.com))**

As long as street tree code requirements remain the same, Urban Forestry has no concerns with this proposed amendment.

## **Public Utilities – Jason Draper ([jason.draper@slcgov.com](mailto:jason.draper@slcgov.com))**

Public Utilities has no issues with the Zoning Map Amendment. Please be aware that all Public Utilities requirements will need to be met, including any offsite infrastructure improvements necessary for the development (water main or sewer main replacements and/or upsizes), to receive a building permit for any development on this parcel. Without knowing the intended development and specific water/fire/sewer demands, offsite infrastructure improvements cannot be determined at this time and will be determined during building permit application review.