



# Staff Report

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

**To:** Salt Lake City Planning Commission  
**From:** Grant Amann, Principal Planner, [grant.amann@slcgov.com](mailto:grant.amann@slcgov.com), 801-535-6171  
**Date:** February 28, 2024  
**Re:** PLNPCM2023-00730 – Zoning Map Amendment for Overmoe Group, LLC at approximately 536 S. 200 W.

## Zoning Map Amendment

### PROPERTY ADDRESSES AND PARCEL IDS:

|                  |               |
|------------------|---------------|
| 536 S. 200 W.    | 15-01-452-018 |
| 216 W ORCHARD PL | 15-01-452-024 |
| 224 W ORCHARD PL | 15-01-452-016 |
| 226 W ORCHARD PL | 15-01-452-014 |
| 230 W ORCHARD PL | 15-01-452-013 |

**COMBINED PARCEL SIZE:**  
**MASTER PLAN:**  
**CURRENT ZONING DISTRICT:**  
**PROPOSED ZONING DISTRICT:**

0.525 acres  
[Downtown Plan](#)  
[D-2](#) (Downtown Support District)  
[D-1](#) (Central Business District)

### REQUEST:

Jason Boal, representing the property owners, is requesting to amend the zoning map for the properties located at approximately 536 S. 200 W., 216 W. Orchard Pl., 224 W. Orchard Pl., 226 W. Orchard Pl., and 230 W. Orchard Pl. The applicant is seeking to rezone the subject properties from D-2 (Downtown Support District) to D-1 (Central Business District). The subject properties are approximately 0.525 acres in total. 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.

## ATTACHMENTS:

- A. [VICINITY MAP](#)
- B. [APPLICANT'S NARRATIVE](#)
- C. [D-2 AND D-1 ZONING COMPARISONS](#)
- D. [CITY PLAN CONSIDERATIONS](#)
- E. [ANALYSIS OF ZONING AMENDMENT STANDARDS](#)
- F. [SITE PHOTOGRAPHS](#)
- G. [PUBLIC PROCESS & COMMENT](#)
- H. [CITY DEPARTMENT REVIEW COMMENTS](#)

## PROJECT DESCRIPTION:

The applicant is requesting a zoning map amendment for the subject properties from the current D-2 (Downtown Support District) to D-1 (Central Business District). There are 5 abutting properties in total that are part of the request. The total area of the proposed zoning map amendment is approximately 0.525 acres.

## Project Location

The subject properties are located along Orchard Place off of 200 West. This is just south of the southwest corner of 500 South, which is a major vehicular and pedestrian corridor linking downtown with Interstate-15.



## Orchard Place

The subject properties are along the a private right of way, Orchard Place. Orchard Place is a dead end, private alleyway. The alleyway is used by the subject properties for access to multiple buildings as well as parking for the business. Additionally, the alleyway is used for access by several property owners to the west, which are mostly commercial and industrial space. According to City Engineering, the alleyway has shared use with the ownership probably going back to whoever originally held ownership of this whole block.



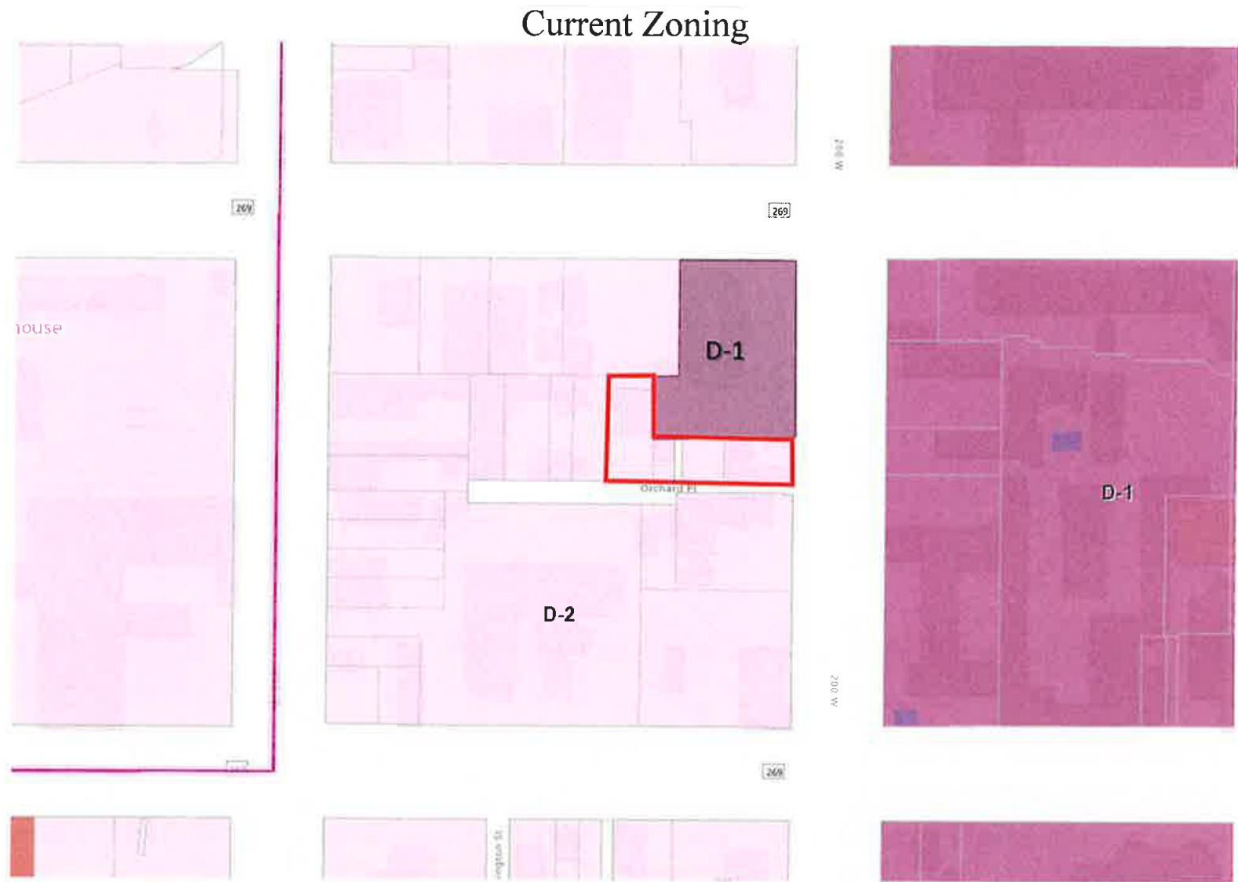
## Surrounding Zoning and Uses

Zoning districts surrounding the property are 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. The property located at 510 S 200 W, just north of this site, underwent a recent rezoning to D-1. This property is owned by the same LLC as the subject properties.

There are a number of uses that surround the subject properties. Existing on the property 536 S. 200 W. is a retail service drive-through building occupied by a Red Hanger dry cleaner. Orchard Place is used to access 216 W Orchard Pl., which is a parking lot for the Red Hanger store. The larger building to the west, occupying 226 and 230 W Orchard, is also utilized by Red Hanger. In total, there are 3 existing buildings on the subject properties.

Abutting the subject properties to the north is a commercial office building with 4 floors, approximately 50' in height. On the same block exists a hotel, restaurant, commercial, and automotive maintenance uses. Across 200 West are multiple retail commercial spaces and hotel/apartment buildings. Commercial businesses are adjacent to the property along 200 West and a hotel is located to the west. Overall, the subject area consists of a variety of commercial uses and activity.





### Transportation and Access

500 South is directly north of the subject property. This is a one-way corridor moving westward with direct access to southbound Interstate-15. Likewise, directly to the south is 600 South which is a eastbound one-way street coming from Interstate-15. Vehicle traffic in the area is quite consistent coming from the west and south into the Downtown area. There is public transportation available in the vicinity of the subject property, which consists of bus routes along 500 South, and 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).

### Purpose of the Rezone Request

The applicant does not have an intended use or developed proposal for the properties, however, the increased height permitted in the D-1 is the stated interest for rezoning the properties.

### KEY CONSIDERATIONS:

The key considerations and concerns below have been identified through the analysis of the project, neighbor and community input, and department reviews. 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 at the discretion of the City Council. (The full list of factors to consider for a zoning map amendment are located in Attachment D.)

1. **Compliance with Adopted Plans**
2. **Compatibility within the Surrounding Context**

### **Consideration 1: Compliance with Adopted Plans**

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

#### **Downtown Plan**

The subject properties are located near the 500 South corridor, which is identified as the Grand Boulevard District in the Downtown Plan. The Grand Boulevard District's focus is along 500 and 600 South, 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. The plan calls for residential, innovation and research development, and additional office development in an urban development pattern.

Specifically, 500 South is the transitional corridor. It goes from downtown westward to the highway. The existing development along the 500 South corridor consists of hotels, restaurants, office buildings and multi-family apartment buildings. This meets the plan goals by calling for more intense uses close to the heart of the city and expanding outwards.

The Downtown Plan provides the following considerations:

- 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.

Although the Downtown Plan notes that the scale of development and intensity of use steps down gradually to the south and west, forming a two-sided pyramidal 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 buildings continue to the D-2 zone.

## Plan Salt Lake

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.

*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.*

The proposed rezone helps promote the above goals of the adopted Plan. The proposed rezone is consistent with the 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 within the Surrounding Context



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

*(Courtesy of Google Earth 12/11/23)*

The majority of the taller scale development is centralized in the downtown area with lower scaled development moving south. With that said, staff acknowledges that downtown will likely extend south with additional height in the D-2. D-1 zoning is compatible with the adjacent uses and existing development. The D-1 zone allows similar uses as the D-2 zone. The zone comparison table found in Attachment C of this Staff Report further lists specific differences between the permitted uses in each zone. None of the surrounding site uses require buffering from the D-1 zoning.

Most types of housing, along with retail, office, restaurants, entertainment, recreation, etc. are permitted. The variety of permitted and conditional uses in the D-1 zoning district and their impacts, both positive and negative, should be considered when considering the proposed height increase.

In summary, the D-1 Central Business District provides for commercial and economic development in the most urban and dense areas within Salt Lake City. Expanding the D-1 zone to the south and west would allow the city to continue to grow economically, as well as in population. Staff generally supports the extension of the D-1 zoning district to the south of the existing boundary.

## **NEXT STEPS:**

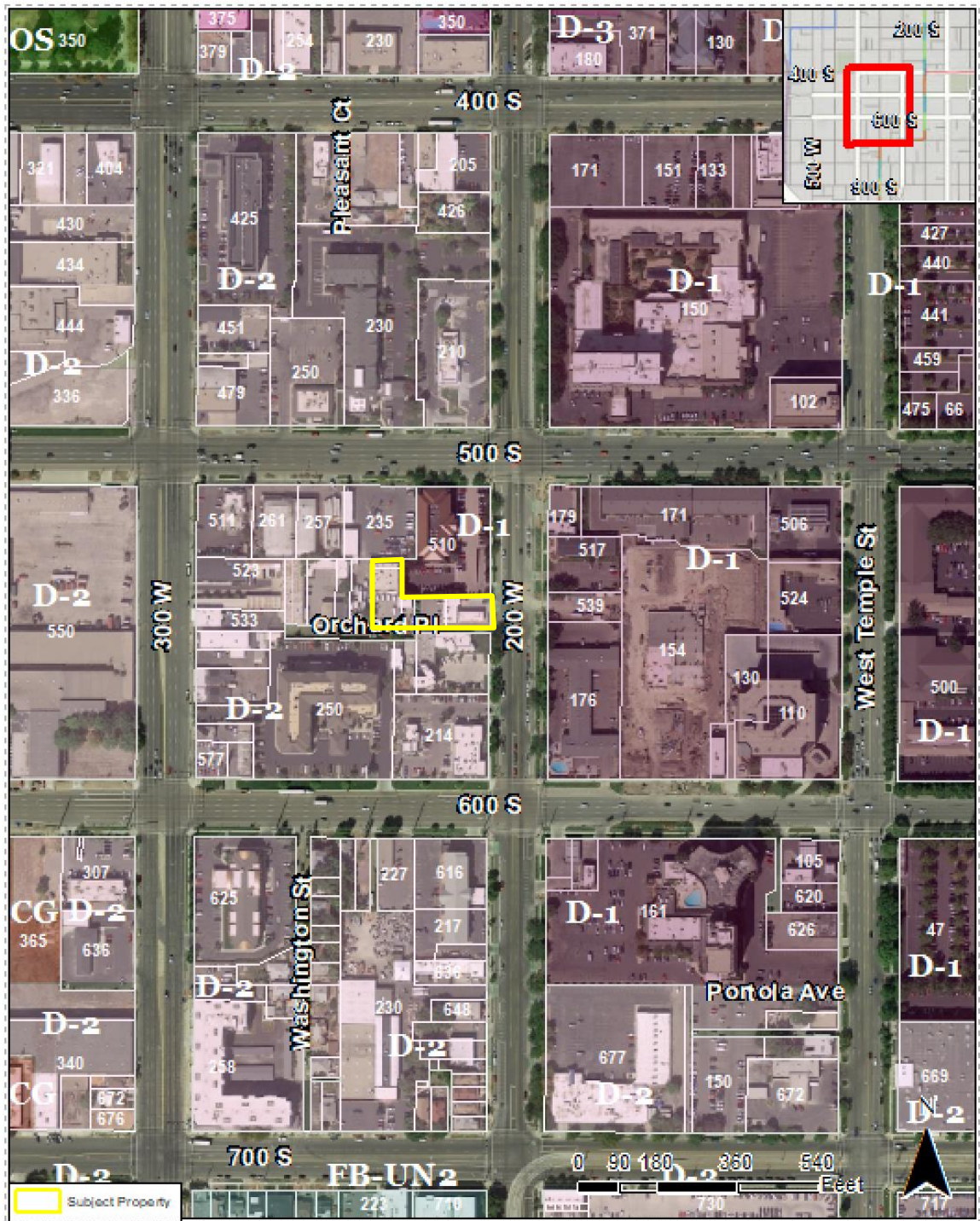
The Planning Commission can provide a positive or negative recommendation for the proposal and as part of a recommendation, can add conditions or request that changes be made to the proposal. The recommendation and any requested conditions/changes will be sent to the City Council, who will hold a briefing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

Vicinity Map



Salt Lake City Planning Division 12/15/2023



# **ATTACHMENT B: APPLICANT'S NARRATIVE**

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

September 7, 2023

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

Re: Petition for Zoning Map Amendment for the property located at 536 S 200 W, 224 W ORCHARD PL, 216 W ORCHARD PL, 226 W ORCHARD PL, 230 W ORCHARD PL, Salt Lake City, Utah, parcel nos. 15-01-452-018, 15-01-452-024, 15-01-452-016, 15-01-452-014, 15-01-452-013

On behalf of OVERMOE GROUP, LLC, the owner of the five (5) parcels located at 536 S 200 W, 224 W ORCHARD PL, 216 W ORCHARD PL, 226 W ORCHARD PL, 230 W ORCHARD PL, (“**Property**”) which is also known as parcel # 15-01-452-018, 15-01-452-024, 15-01-452-016, 15-01-452-014, 15-01-452-013, 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 parcels. 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

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

### 1. **The purpose for the amendment and the exact language, boundaries and zoning district.**

#### Zoning designations

Currently, the Property is designated in the D-2, Downtown Support District, as shown in **Exhibit B**. The adjacent property to the north and east (510 W 200 S) was recently rezoned to D-1 (Ordinance No. 43 of 2023), similar to the property to the east, across 200 W. The properties that are adjacent to the north, west, and south are zoned D-2. The purpose statement of the D-2 district is:

*The purpose of the D-2 Downtown Support Commercial District is to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential and other uses that relate to and support the Central Business District. Development within the D-2 Downtown Support Commercial District is intended to be less intensive than that of the Central Business District, with high lot coverage and buildings placed close to the sidewalk. This district is appropriate in areas where supported by applicable master plans. Design standards are intended to promote pedestrian oriented development with a strong emphasis on a safe and attractive streetscape.*

The Salt Lake City Planning Commission recently considered and recommended approval to Salt Lake City Council a Land Use Code text amendment that addressed “Downtown Building Height and Street Activation”. The purpose of those code amendments was to “accommodate growth and respond to new development pressures while developing standards for public spaces that improve the livability of the downtown area.”

Along with the text amendments, there was consideration of modifying the Zoning Map in the downtown area, specifically to the D-2 areas of the zoning map<sup>1</sup>:

*This project may include changes to the zoning map, particularly the D2 zone located between 400 South and 700 South and 300 West to West*

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<sup>1</sup> Salt Lake City story map - Downtown Building Height and Street Activation Updates - <https://storymaps.arcgis.com/stories/2afa66ba9d684dacb480edec55f86dd1>



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

The Zoning Map amendment of properties from D-2 to D-1 was ultimately not included in the recommendation to City Council, however the amendments to the D-1 zoning text were approved by City Council. There were no modifications to the height limitations of the D-2 zone, due to the concerns about the potential impact on certain historical neighborhoods, not in the vicinity of the Property. 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 approx. .53 acres, consisting of the five (5) parcels located at the 536 S 200 W 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 the Property, potentially with neighboring properties could better 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 includes these addresses:

1. 536 S 200 W South, Salt Lake City, Utah
2. 216 W ORCHARD PL, Salt Lake City, Utah
3. 224 W ORCHARD PL, Salt Lake City, Utah
4. 226 W ORCHARD PL, Salt Lake City, Utah
5. 230 W ORCHARD PL, Salt Lake City, Utah

The legal description of the property to be rezoned is:

A parcel of land situated in the Southeast Quarter of Section 1, Township 1 South, Range 1 West, Salt Lake Base and Meridian more particularly described as follows:

Beginning at the intersection of the north line of Orchard Place and the west line of 200 West Street said point being North 0°08'47" East 13.00 feet along the west line of said 200 West Street from the Southeast Corner of Lot 7, Block 31, Plat A, Salt Lake City Survey, and running;

thence North 89°50'21" West 198.00 feet along the north line of said Orchard Place;

thence North 0°08'47" East 3.50 feet along the north line of said Orchard Place;

thence North 89°50'21" West 66.00 feet along the north line of said Orchard Place;

thence North 0°08'48" East 148.50 feet to the north line of said Lot 7, Block 31;

thence South 89°50'21" East 66.00 feet along the north line of said Lot 7, Block 31;

thence South 0°08'48" West 86.00 feet;

thence South 89°50'21" East 198.00 feet to the west line of 200 West Street;

thence South 0°08'47" West 66.00 feet along the west line of said 200 West Street to the point of beginning.

Contains 22,869 square feet. 0.525 acres

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

Currently, the Property is utilized for the Red Hanger operations. No decision on future uses have 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.

*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.*

### b. Initiatives:

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

*This location will aid in achieving this initiative. Redevelopment of this parcel will be vital in the transformation of design along the 200 W and 500 S corridors.*

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.

*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.

*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.*

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 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.

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*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 ½ mile or provide services to residents within ½ 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.

Respectfully,

  
Jason Boal, AICP

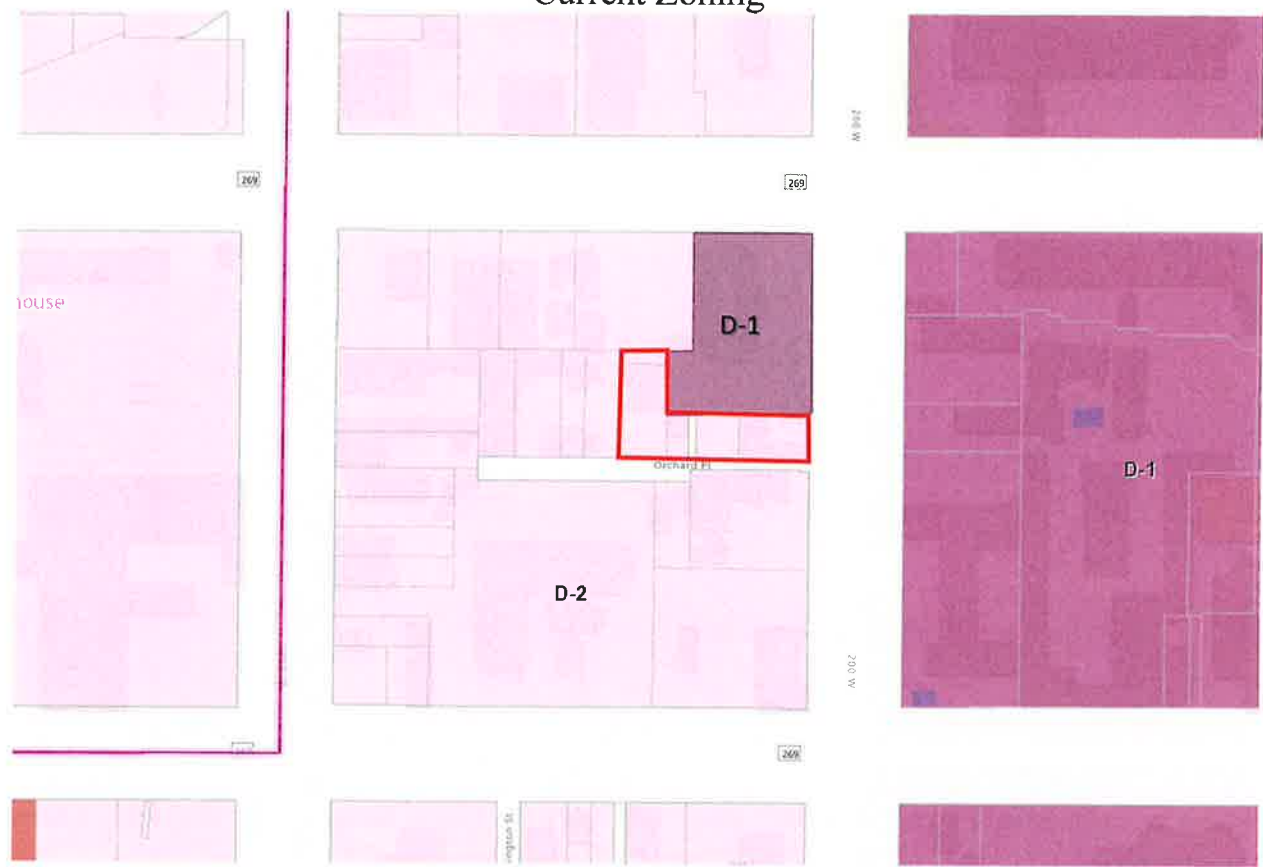
CC OVERMOE GROUP, LLC

**EXHIBIT A**  
Property Location

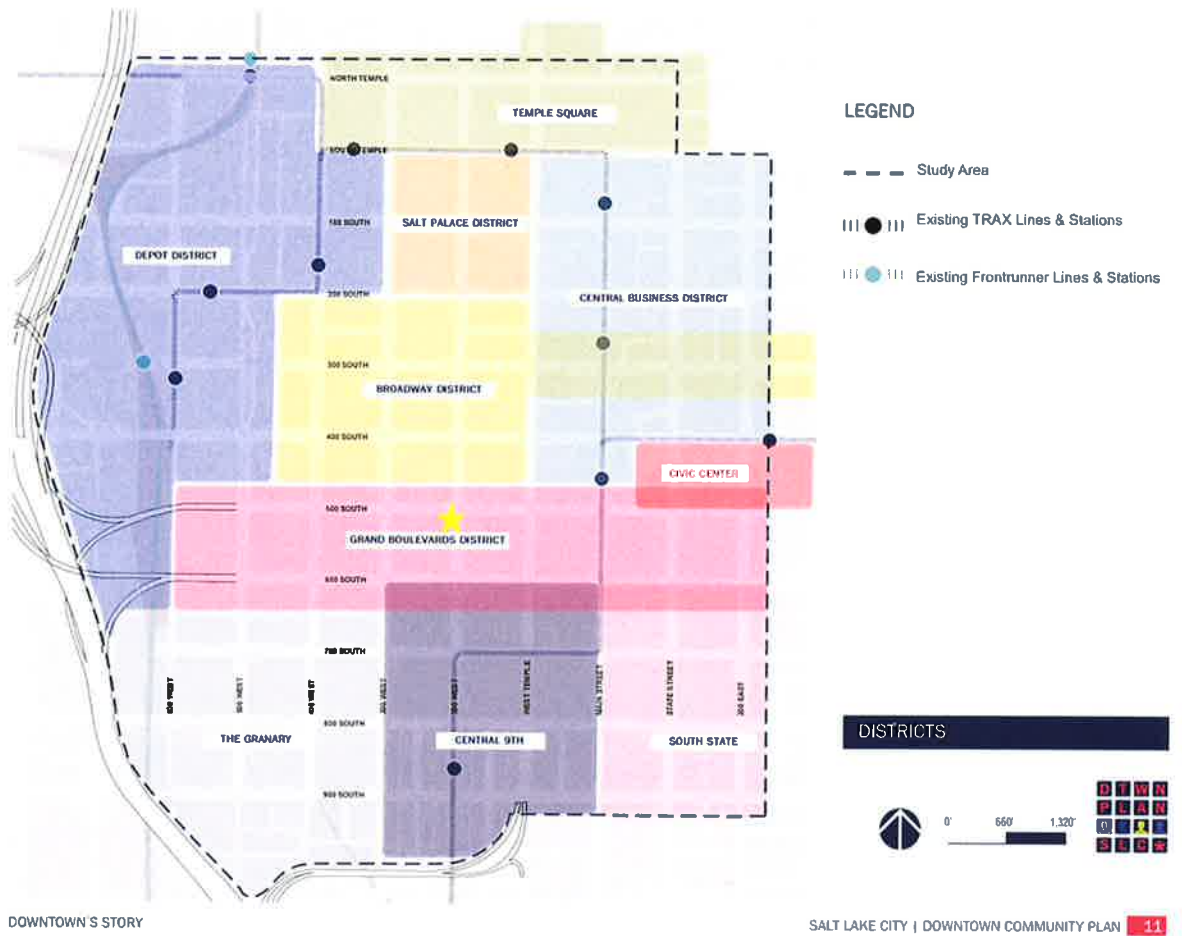




**EXHIBIT B**  
**Current Zoning**



**EXHIBIT C**  
**Downtown Master Plan**



# ATTACHMENT C: D-2 AND D-1 ZONING COMPARISONS

| REGULATION            | EXISTING ZONING (D-2)  | PROPOSED ZONING (D-1)   |
|-----------------------|--|---|
| <b>Lot Area/Width</b> | No minimum lot area or lot width shall be required.  | No minimum lot area or lot width shall be required.   |
| <b>Setbacks</b>       | <ol style="list-style-type: none"> <li>1. Front and Corner Side Yard: There is no minimum setback. The maximum setback is ten feet (10'). Buildings that contain ground floor residential uses shall have a front yard setback of a minimum of 8 feet and a maximum setback no greater than 16 feet. A provided yard for any use shall be considered a landscaped yard and subject to the provisions of 21A.48 for required landscaped yards. <ol style="list-style-type: none"> <li>a. If provided, the yard must include one (1) of the following elements: <ol style="list-style-type: none"> <li>i. Seating,</li> <li>ii. Landscaping, or</li> <li>iii. Awning or a similar form of weather protection.</li> </ol> </li> <li>b. Exceptions to the requirement may be authorized through the design review process.</li> <li>c. The Planning Director, in consultation with the Transportation Director, may modify this requirement to accommodate a wider sidewalk if the adjacent public sidewalk is less than fifteen (15') wide and the resulting modification to the setback results in a more efficient public sidewalk.</li> <li>d. The Planning Director may waive this</li> </ol> </li> </ol> | <ol style="list-style-type: none"> <li>1. Front and Corner Side Yard: No minimum yards are required. A maximum yard of 8' is allowed. <ol style="list-style-type: none"> <li>a. If provided, the yard must include one (1) of the following elements: <ol style="list-style-type: none"> <li>a. Seating,</li> <li>b. Landscaping, or</li> <li>c. Awning or a similar form of weather protection.</li> </ol> </li> <li>b. Exceptions to the requirement may be authorized through the design review process.</li> <li>c. The Planning Director, in consultation with the Transportation Director, may modify this requirement to accommodate a wider sidewalk if the adjacent public sidewalk is less than fifteen (15') wide and the resulting modification to the setback results in a more efficient public sidewalk.</li> <li>d. The Planning Director may waive this requirement for any addition, expansions, or intensification, which increases the floor area or parking requirement by less than 50 percent (50%) if the Planning Director finds the following: <ol style="list-style-type: none"> <li>a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture, or</li> <li>b. The addition reduces the extent of the noncompliance of the existing building.</li> </ol> </li> <li>e. Regardless of the setback provided, doors shall setback a minimum distance to allow the door to operate without swinging into a right of way or midblock walkway.</li> </ol> </li> </ol> |

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|  | <p>requirement for any addition, expansions, or intensification, which increases the floor area or parking requirement by less than 50 percent (50%) if the Planning Director finds the following:</p> <ul style="list-style-type: none"> <li>i. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture, or</li> <li>ii. The addition reduces the extent of the noncompliance of the existing building.</li> </ul> <p>e. Regardless of the setback provided, doors shall setback a minimum distance to allow the door to operate without swinging into a right of way or midblock walkway.</p> <p>2. Interior Side Yards: No minimum side yard is required except a minimum of ten feet (10') is required when the side yard is adjacent to a zoning district with a maximum permitted height of thirty five (35') or less.</p> <p>3. Rear Yard: No minimum rear yard is required except a minimum of ten feet (10) is required when the rear yard is adjacent to a zoning district with a maximum permitted height of thirty five (35') or less.</p> <p>4. Buffer yards: Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of Chapter 21A.48 of this title or the above standards, whichever is greater.</p> | <p>2. Interior Side Yards: no minimum interior side yard is required.</p> <p>3. Rear Yard: no minimum rear yard is required.</p> |
|--|--|--|



|                        |  |   |
|------------------------|--|---|
| <b>Parking Setback</b> | <p>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 maintain a twenty foot (20') landscaped yard from the front and corner side yard property lines.</p>         | <p><b>E. Restrictions On Parking Lots and Structures:</b> An excessive amount of at or above ground parking lots and structures can negatively impact the urban design objectives of the Downtown Zoning Districts. To control such impacts, the following regulations apply to surface parking and above grade structures.</p> <ol style="list-style-type: none"> <li>1. Parking shall be located behind principal buildings or incorporated into the principal building provided the parking is wrapped on street facing facades with a use allowed in the zone other than parking.</li> <li>2. A parking lot shall not consist of more than two double-loaded parking aisles (bays) adjacent to each other. The length of a parking lot shall not exceed ten (10) stalls.</li> <li>3. Parking lots, garages or parking structures, proposed as the only principal use on a property that has frontage on a public street that would result in a building demolition are prohibited in the D zoning districts.</li> <li>4. No special restrictions shall apply to below ground parking facilities.</li> </ol>   |
| <b>Building Height</b> | <p>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.</p> | <p>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.</p> <p><b>D. Height Regulations:</b> Buildings in the D-1 zoning district shall comply with the following provisions:</p> <ol style="list-style-type: none"> <li>1. Minimum Building Heights: No building shall be less than one hundred feet (100").</li> <li>2. Exceptions to the minimum height requirements are as follows: <ol style="list-style-type: none"> <li>a. Utility Buildings necessary to provide electricity, water, sewer, storm water, and other necessary utility services to the downtown area.</li> <li>b. Accessory building and structures, including accessory buildings that serve public transportation, downtown improvement districts, and other public maintenance buildings.</li> <li>c. Buildings on lots or parcels that are less than 5,000 square feet in size.</li> </ol> </li> </ol> |

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|  |  | <p>d. Buildings with a footprint of less than 5,000 square feet.</p> <p>e. Building approved through the design review process in chapter 21A.59.</p> <p>3. Buildings between 100 and 375 feet in height are allowed subject to the following standards</p> <p>a. For any building that is greater than 150 feet in height, a wind study analysis shall be submitted. The wind study analysis shall identify any changes to wind patterns caused by the proposed building that may impact abutting public spaces, including streets, sidewalks, parks, open spaces, and midblock walkways.</p> <p>b. Shall include a minimum stepback of 5 feet or other architectural feature that can deflect snow and ice from falling directly onto a sidewalk, midblock walkway, or other public space. The stepback may be located above the height of the first floor and below 150 feet in height above the sidewalk or public space. Buildings that are not clad in glass are exempt from this requirement.</p> <p>4. Buildings in excess of 375 feet shall be allowed subject to the following provisions:</p> <p>a. Approval is subject to 21A.59 Design Review.</p> <p>b. The standards that apply to buildings between 100 and 375 feet are complied with:</p> <p>c. The building includes at least one of the following:</p> <p>(1). A midblock walkway is provided on the property and the midblock walkway connects to an existing or planned street midblock walkway, or publicly accessible public space.</p> <p>(2) The building is utilizing affordable housing incentives identified in chapter 21A.52 of this title.</p> <p>(3) The property where the building is located exceeds the minimum requirement for ground floor uses identified in chapter 21A37 of this title.</p> <p>(4) The applicant provides a deed restriction on a historic building located outside of the Historic Preservation Overlay Zoning District.</p> <p>(5) The proposal includes a privately owned, publicly accessible open space on the property or on another property within the</p> |
|--|--|--|

|                   |                            |   |
|-------------------|----------------------------|---|
|                   |                            | geographic boundaries of the Downtown Plan.<br>To Qualify for this provision, a deed restriction in the favor of the city shall be recorded against the open space portion of the property. The space shall be a minimum of 500 square feet and include enough trees to provide a shade canopy that covers at least 60% of the open space area. |
| <b>Open Space</b> | No open space requirement. | No open space requirement.  |

| USE   | D-2<br>(Current)   | D-1<br>(Proposed)  |
|---|--------------------|--------------------|
| 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)  | C <sup>6</sup>     | P <sup>6</sup>     |
| Bar establishment (outdoor)   | C <sup>6</sup>     | P <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)   | C <sup>6</sup>     | P <sup>6</sup>     |
| Tavern (outdoor)  | C <sup>6</sup>     | P <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>18</sup>    | P <sup>14,18</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  | P               | C               |
| 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               | P <sup>16</sup> |
| 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               | P <sup>10</sup> |
| 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 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

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

## **Downtown Plan**

The proposal is supported by the Downtown Plan. The subject properties are located near the 500 South corridor within the Grand Boulevard District of the Downtown Plan. The Grand Boulevard District's emphasis on mid-rise buildings, large street trees, and iconic lighting aligns with the property's potential for residential, innovation, research, and additional office development in an urban pattern. The plan's goals for increased residential density, pursuit of commercial and multi-family infill in proximity to the 500 South corridor, and considerations for transportation, air quality, and growth further contribute to the support. Additionally, the evolving urban design element, allowing greater height on the fringes of downtown while maintaining a step-down in building heights, acknowledges the city's growth and enhances the property's alignment with the overall development strategy outlined in the Downtown Plan. For specific policy considerations, please refer to page 5.

## **Plan Salt Lake**

As outlined in the key consideration section above, the proposal is supported by Plan Salt Lake due to its alignment with key strategies for responsible growth. The plan emphasizes transit-oriented development, infill and redevelopment of underutilized properties, and locating growth in areas with existing infrastructure. The extension of public transit to the south and west of Downtown is expected to naturally increase development in these areas. The proposed rezone is consistent with the plan's goals, promoting redevelopment in the downtown extension area and aligning with the vision of adding housing and job options. Key sections of Plan Salt Lake, focusing on Growth, Housing, Transportation and Mobility, Beautiful City, and Economy, highlight the relevance of the proposed height increase in contributing to the overall objectives of responsible and strategic urban development. For specific policy considerations, please refer to page 6.

# 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:

|  |
|--|
| <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><b>Finding:</b> <i>Plan Salt Lake</i> contains various sections and initiatives that align with the results that would occur from an increase to the maximum building height. The sections focusing on <i>Neighborhoods</i>, <i>Growth</i>, and <i>Housing, Transportation and Mobility</i>, and <i>Beautiful City</i> are particularly pertinent.</p> <p><i>The Downtown Plan</i> states the following:</p> <p><i>Residential</i> – Downtown is a growing urban neighborhood with unique needs and demands, presenting new opportunities and new challenges for growth.</p> <p><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 an 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 alleyway with additional development potential which would come from the proposed map amendment.</p>   |
| <b>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</b>   |
| <p><b>Finding:</b> The proposal generally furthers the purpose statements of the zoning ordinance.</p>   |
| <p><b>Discussion:</b></p> <p><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 roads as a result of</p> |



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 Downtown Plan for a mix 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. Staff anticipates changes to the surrounding area, resulting in substantially taller buildings ultimately creating an extension of the central downtown area. If approved, it is possible that other properties in the immediate vicinity will also want to rezone to the D-1 zoning district.

### 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 properties are 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:** It is likely that some of the 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 impact 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 properties are in the Salt Lake City School District and are 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



*Subject Properties – Looking North*



*536 S 200 W.– Looking to the West from 200 W*





***216 W. Orchard Pl. – Looking to the North from Orchard Pl.***



***224 W. Orchard Pl. and 226/230 W. Orchard Pl. – Looking to the North from Orchard Pl.***





***Subject Properties – Viewed from the western end of the alleyway Orchard Pl.  
Looking to the East.***



***Property Directly North– Looking to the North West from 200 W***





*Property (Across Street) 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*

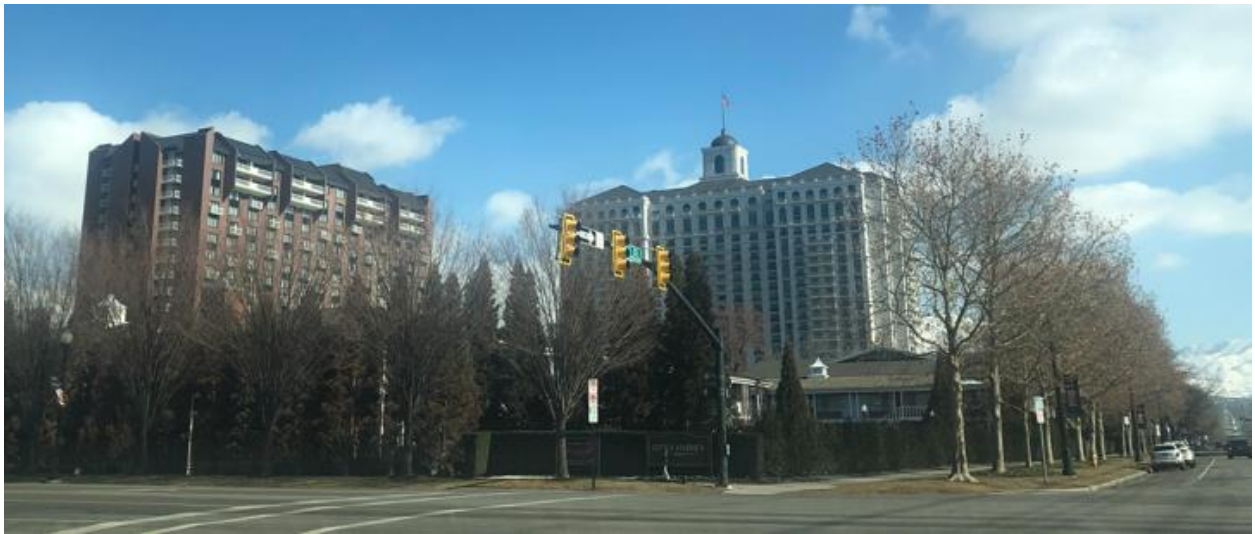


*View looking to the North up 200 West*





*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 AND 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**

January 2, 2024:

- 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 properties are 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.

## **PUBLIC HEARING NOTICE**

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

- Mailed notice sent February 15, 2024.
- Public hearing notice signs posted on the property February 15, 2024.

## **PUBLIC INPUT RECEIVED**

No public comments have been received regarding the proposal.



# ATTACHMENT H: CITY DEPARTMENT REVIEW COMMENTS

## **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 – Andrea Osojnak ([andrea.osojnak@slcgov.com](mailto:andrea.osojnak@slcgov.com))**

*Public Utilities has additional comments that are specifically for the properties 224, 226, & 230 West Orchard Place. If these buildings are demolished and rebuilt or any major remodeling, Public Utilities has existing water and sewer mains that are not up to the current state code. To comply with the separation requirements one of the two mains will be required to move to meet standards. The applicant should be aware of the construction costs associated with this requirement.*

## **Housing Stability–Tony Milner ([tony.milner@slcgov.com](mailto:tony.milner@slcgov.com))**

The Housing Stability Division’s comments on the rezone application request from the Overmoe Group LLC regarding the parcels and plans related to 536 S 200 W/Orchard Pl., in relation to the City’s five-year housing plan, *Housing SLC: 2023-2027*, <https://www.slc.gov/can/housing-SLC/>, are as follows.

Concerns: No concerns.

Recommendations:

- Salt Lake City is committed to increasing the supply of housing at all levels of affordability.
- We encourage the developer to review the City’s available fee waivers and low-interest loan products that support the development and operations of income-restricted affordable units. <https://slcrda.com/wp-content/uploads/2021/03/SLC-Affordable-Residential-Developers-Guide-2019-v1.pdf>
  - For example: Code 18.98.060: EXEMPTIONS, E:
    - “1. The following housing may be exempt from the payment of impact fees, to the following extent:
      - A one hundred percent (100%) exemption shall be granted for rental housing for which the annualized rent per dwelling unit does not exceed thirty percent (30%) of the annual income of a family whose annual income equals sixty percent (60%) of the median income for Salt Lake City, as determined by HUD;”
- We encourage the developer to include units with accommodations and amenities in alignment with the Americans with Disabilities Act, such as ramps, wider door frames, grab bars, and roll-in showers to benefit residents with temporary or long-term mobility difficulties.