



Fleet Block Rezone Information Sheet

Project // Fleet Block Rezone and Text Amendment **Petition //** PLNPCM2019-00277
Address // 850 S 300 West (approx.) **Applicant //** Salt Lake City

Background

The City is proposing to rezone the “Fleet Block” to a new form based zone. The Fleet Block is located between 300 and 400 West, and between 800 and 900 South. The block was previously used by the City for a fleet maintenance facility that has since closed and the City is considering zoning changes to support the block’s redevelopment.

The City held an Open House on the Fleet Block site in July. Since that time the Planning Division has been drafting a zoning ordinance using the concepts presented there and has incorporated public input into the code proposal through the drafting process.



The City is proposing a zone titled “Form Based Urban Neighborhood 3” (FB-UN3). The zone would allow mixed-use development and includes design standards that control the appearance of new buildings. The zone is similar to the Form Based Urban Neighborhood 2 zone that regulates development in the nearby Central 9 neighborhood. The primary differences are that the proposed zone will allow taller development and more commercial uses than the neighboring zone. The zoning regulations are intended to support future high-quality, pedestrian oriented development on the Fleet Block.

A graphical summary of the proposed zoning regulations and the detailed full text are attached to this sheet.

Additional background on the proposal is available on the project website [here](#).

Key Facts About the Proposed Zoning

- Allows for a wide variety of uses, including residential (townhomes, apartments, and condos), retail, restaurants, bars, office, and some indoor light industrial activities.
- Requires active ground floor uses adjacent to the sidewalk.
- Includes design standards for building facades, including for materials, windows, modulation, and entrances.
- Allows for development up to 125' in height.
- Requires mid-block pedestrian walkways through the block.

Public Process

The City is seeking public feedback on the proposed regulations. If you have any feedback or questions please contact the City Planning staff assigned to the proposal:

- Daniel Echeverria, Senior Planner, at daniel.echeverria@slcgov.com or 801-535-7165

Next Steps

The next step in the process is the proposal will be taken to a Planning Commission meeting for a public hearing and recommendation. This may occur in December. The proposal will then move to the City Council for an additional public hearing and decision. If adopted, any new development on the property would need to comply with the proposed regulations.

Attachments (Links)

1. [Graphical Summary of Draft FB-UN3 Regulations](#)
2. [Full FB-UN3 Draft Regulation Text \(includes form and design regulations, land uses, signs, and miscellaneous related code changes\)](#)