

# SLC BALLPARK STATION AREA - REZONE

## PROPOSAL SUMMARY

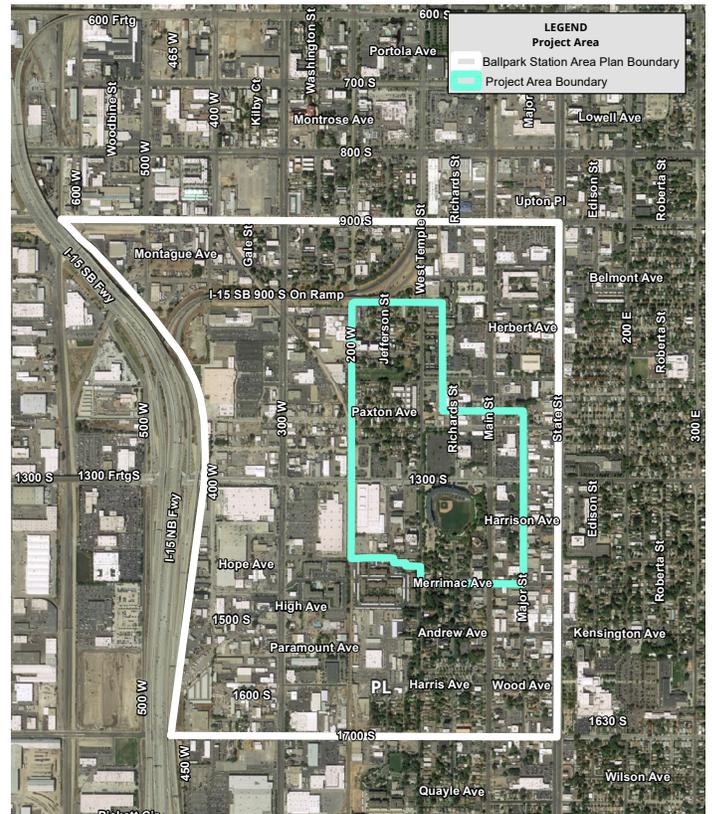


Salt Lake City is proposing zoning map amendments to rezone properties within the boundaries of the Ballpark Station Area Plan. The proposal aims to implement the goals, policies, future land use recommendations, and community vision established in the plan.

### BACKGROUND

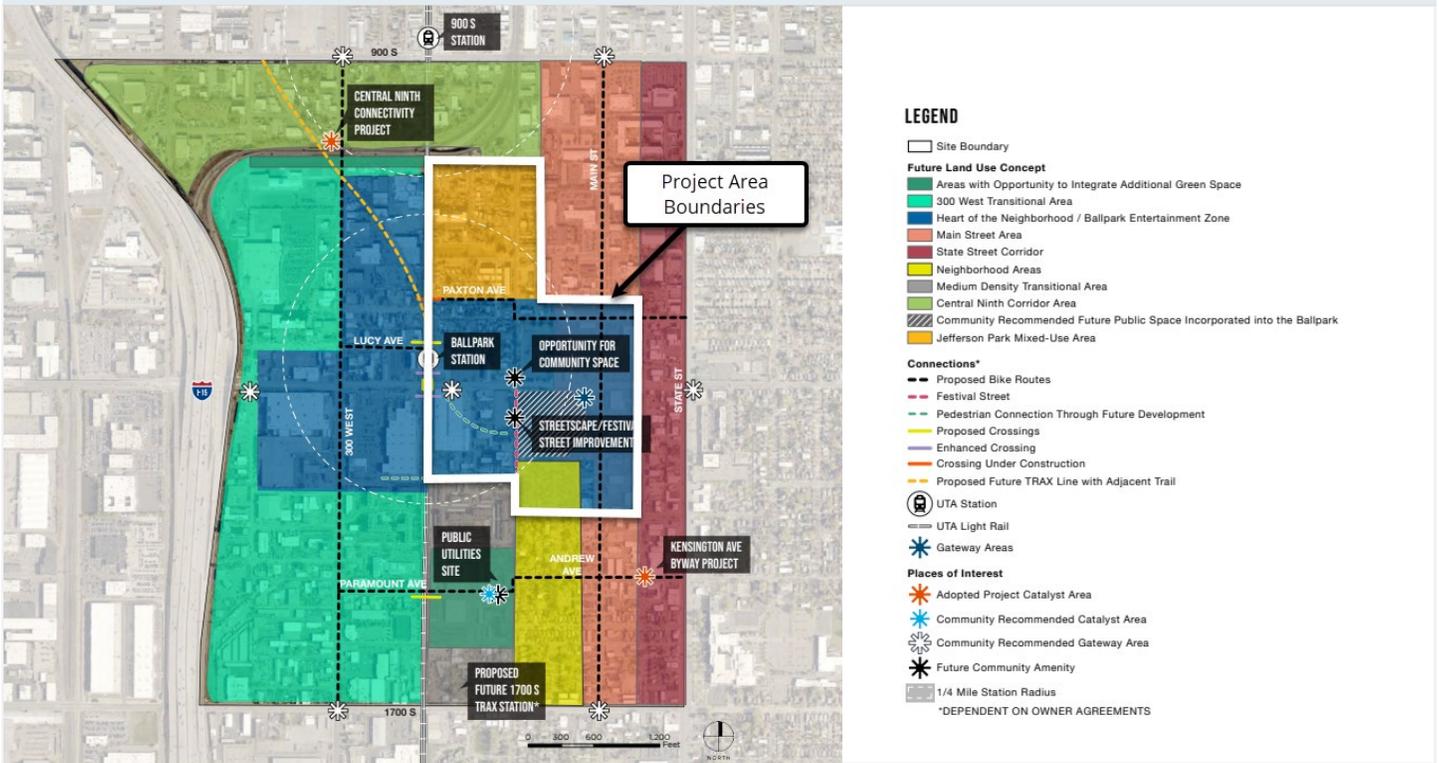
The Ballpark Station Area Plan is a small area community plan within the Ballpark neighborhood encompassing the properties between 900 S to 1700 S, and State Street to I-15 (see [Figure 1](#)). The neighborhood is adjacent to downtown and houses several community assets including the Smiths Ballpark, Ballpark Light Rail Station, and several social agencies. The Ballpark neighborhood is experiencing rapid growth and increasing development pressure as the City's population and employment base increase.

The plan was adopted by Salt Lake City Council in October 2022 and provides guidance for future development, and land use to support the livability and growth in the Ballpark neighborhood. The plan establishes actions, goals, policies, future land use recommendations, and implementation strategies to achieve the community's vision for the Ballpark neighborhood.



**FIGURE 1 - CONTEXT MAP / BOUNDARIES**

FIGURE 2 - BALLPARK STATION AREA PLAN - FUTURE LAND USE MAP



## PROJECT OBJECTIVE

One of the first implementation strategies identified in the plan is to “Update the City’s zoning code and map as appropriate to implement the provisions of the plan”.

(Ballpark Station Area Plan, pg. 49)

Salt Lake City is proposing to implement recommendations in the Ballpark Station Area plan, and rezone properties identified within three future land use areas including, the Heart of the Neighborhood, Main Street Area, and Jefferson Park Mixed Use Area. The future land use map is shown in Figure 2.

As shown in Figure 3, the project area is predominately zoned a variety of commercial and moderate density, multifamily residential zoning districts. The majority of the existing zoning districts within the project area do not provide the development standards, density, and land uses necessary to implement the goals, strategies, and land use recommendations specified in the plan. The proposed zoning map amendments are intended to establish zoning districts that align with the goals, policies, future land use recommendations, and community vision established in the plan.

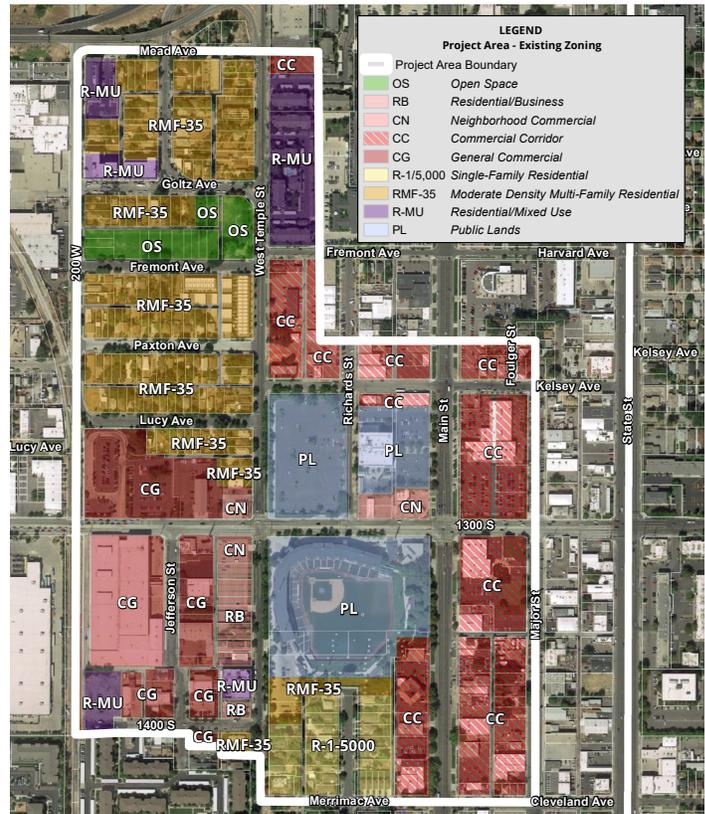


FIGURE 3 - EXISTING ZONING MAP



# SUMMARY PROPOSAL

## Future Land Use Designations & Proposed Amendments

The Ballpark Station Area Plan includes a future land use map which identifies areas for continuation of current land use, scale and density, and area for transformation (see Figure 1). This proposal considers zoning amendments for properties identified within three future land use areas specified in the plan, the Heart of the Neighborhood, the Main Street Area, and the Jefferson Park Mixed Use Area. It is important to note that the boundaries of the Heart of the Neighborhood overlap the Main Street Future Land Use Area between Merrimac Ave and Paxton Avenue.

The Main Street Future Land Use area recommendations were included in the boundaries of the project where applicable to the boundaries of the Heart of the Neighborhood.

## Zoning Text Amendments

As part of this proposal, Planning Staff is considering zoning text amendments to amend the text of table 21A.26.078.E.3.b., setback standards and 21A.26.078.F.2.d., design standards of the TSA zoning district for properties along 1300 S and the West Temple Corridor.

Table 21A.26.078.E.3.b outlines setback and sidewalk width requirements for specific property frontages and right of ways located within TSA zoning districts. The proposed text amendments add specific setback and sidewalk width requirements for properties within the project area, fronting 1300 S, approximately between 400 W and Main Street and West Temple approximately between 1400 S and Paxton Ave.

Section 21A.26.078.F.2.d. lists specific building design standards and ground floor use regulations for specific property frontages and right of ways which require developments to accommodate an allowed commercial, institutional, public use or live/work uses. The proposed text amendments add specific ground floor use requirements for properties within the project area, fronting 1300 S, approximately between 400 W and Main Street and West Temple approximately between 1400 S and Paxton Ave. The proposed amendments aim to facilitate a safe, walkable, and engaging pedestrian experience along the major transportation corridors within the Heart of the Ballpark Station Area as identified in the Ballpark Station Area Plan.

The applicable project boundary and proposed zoning map amendments are identified in Figure 4. The proposed zoning amendments may be modified and alternative zoning districts will be considered as the proposal progresses through the planning process.

The section below summarizes the applicable future land use areas, and the existing and proposed zoning districts within each area. Summary of the proposed zoning district development standards can be found in the project page under the "Proposed Amendments" section.

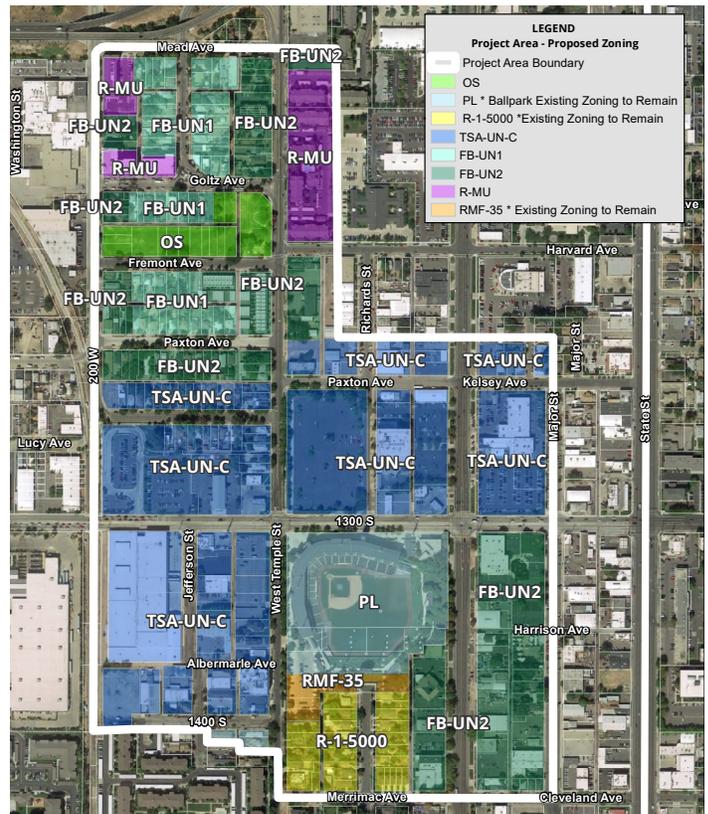
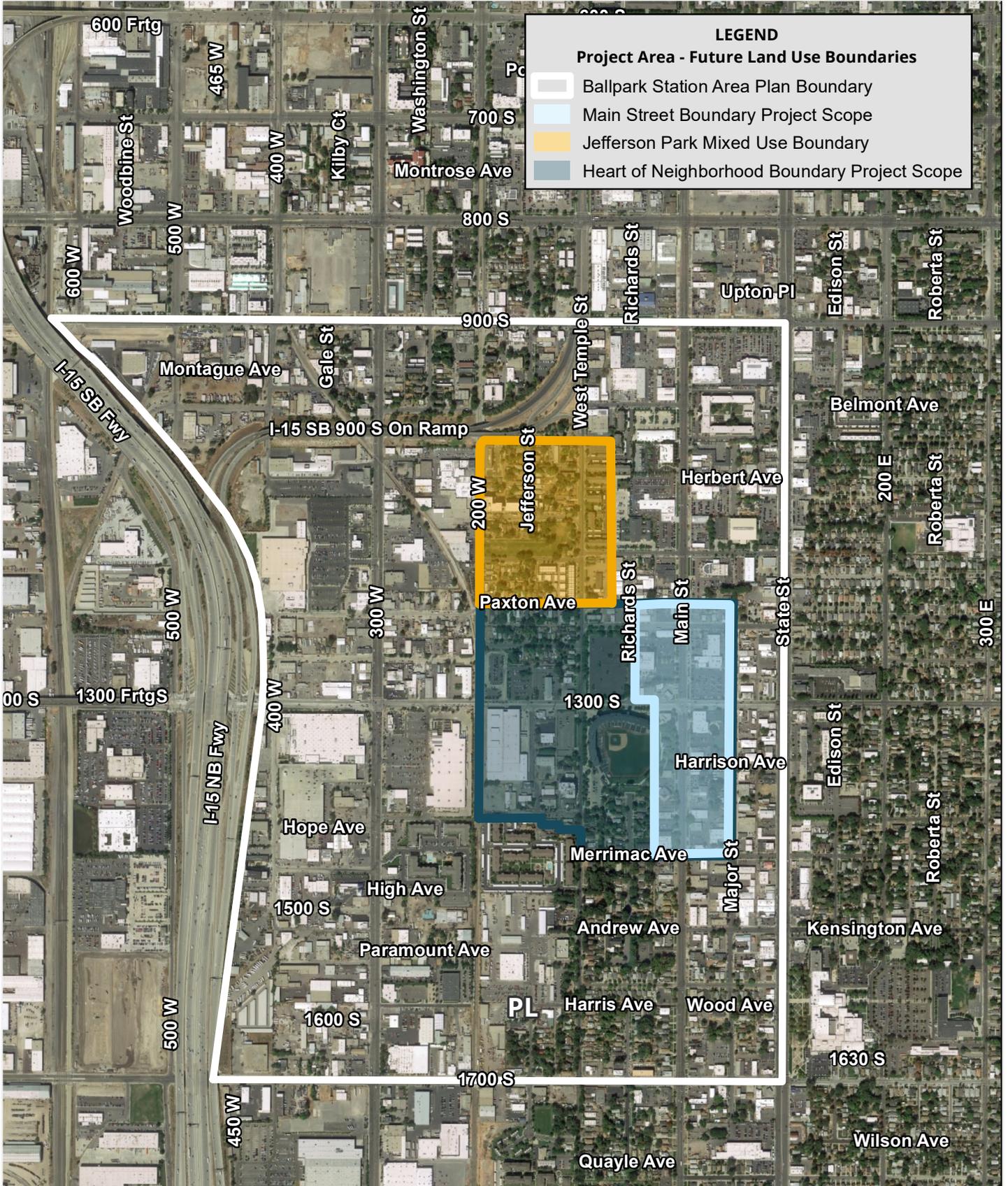


FIGURE 4 - PROPOSED ZONING

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FIGURE 5 - PROJECT FOCUS AREAS



# HEART OF THE NEIGHBORHOOD //

## FUTURE LAND USE DESCRIPTION

The area between just north of Paxton Avenue on the north and 1400 South on the south, Main Street on the east and 400 West on the west is the Heart of the Ballpark Neighborhood. This area includes Smith's Ballpark, the Ballpark TRAX station, and several businesses and community organizations. This area is appropriate for Transit Station Area District Zoning as an Urban Station. The area is appropriate for higher densities. There are significant redevelopment opportunities in this area to enhance gameday and non-gameday activities in the area. In addition to the Ballpark and the station, the area already boasts some of the most popular local restaurants in the city.

Building on this success there is an opportunity to create a vibrant entertainment zone centered on the Ballpark and serving the surrounding neighborhood as a community hub. This area could also be considered for the addition of a public service anchor such as a library with opportunity for public space. This area can support the highest intensity of use because of the transportation grid and available transit. It is recommended that streetscape elements should include additional art and interpretive historical elements, shaded pedestrian way, and visual elements directly related to the Ballpark.

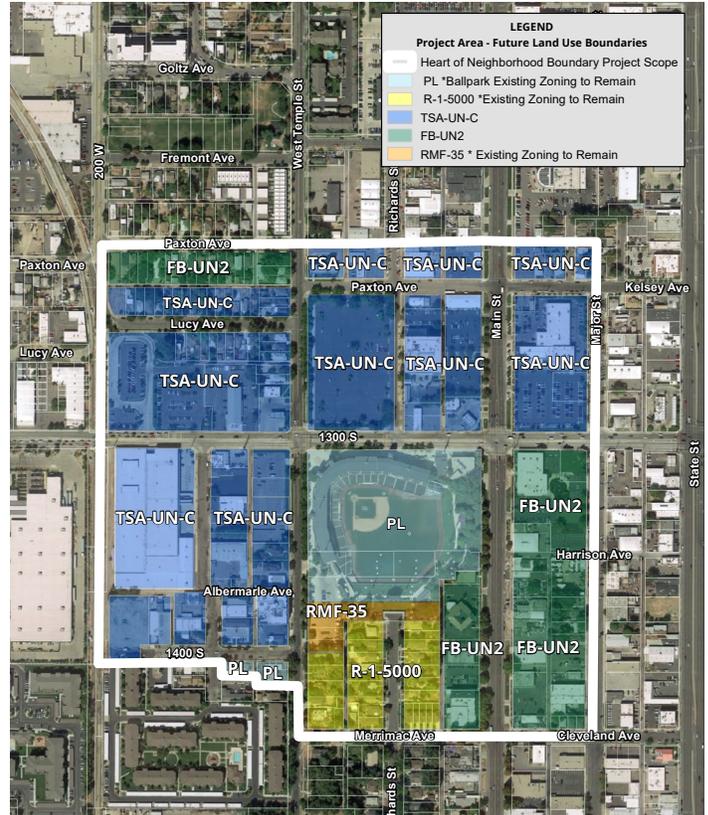


FIGURE 6 - PROPOSED ZONING

EXISTING ZONING	PROPOSED ZONING
<ul style="list-style-type: none"> <li>Commercial Corridor (CC)</li> <li>General Commercial (CG)</li> <li>Commercial Neighborhood (CN)</li> <li>Moderate Density Multifamily Residential (RMF-35)</li> <li>Residential Business (RB)</li> <li>Public Lands (PL)</li> <li>Residential Mixed Use (R-MU)</li> </ul>	<p style="text-align: center;">Transit Station Area, Urban Neighborhood District, Core (TSA-UN-C)</p>

# MAIN STREET AREA

## FUTURE LAND USE DESCRIPTION

Main Street is an alternative to the heavy auto-traveled State Street to the east. Main Street from 900 to 1700 South is lower and slower than State Street making it a better pedestrian and biking environment. Main Street between 900 and 1300 South has developed into larger format commercial uses including car dealerships. Redevelopment of the automobile dealerships in this area is not likely in the next 5-10 years. Available parcels between State Street and Richards Street between 900 and 1300 South should be considered for redevelopment into a mix of market-rate and affordable housing at densities that would support growing business opportunities and a walkable Main Street, realizing that this may require taller buildings than what currently exists.

Main Street at 1300 South is part of the Heart of the Neighborhood identified for transit supportive densities. As redevelopment of this section of Main Street occurs the viewshed of the Wasatch Range from inside of the Ballpark should be preserved by limiting the position and heights of buildings directly east and southeast of the ballpark to 3-4 stories along Main Street with a gradual increase in building height towards State Street.

Main Street between the current Utah Pride Center (1380 S. Main Street) and 1700 South has retained its original scale and includes several locally owned restaurants, bakeries, and shops. The east side of Main Street is included in the State Street overlay zone which addresses the scale and placement of buildings in the area. Future development on Main Street should include compatible building scale and configuration on the east and west sides of Main Street. Building heights of 3-4 stories would be appropriate between the Utah Pride Center and Kensington Avenue along Main Street.

Main Street between Kensington Avenue and 1700 South should be considered for redevelopment into a medium density area that utilizes current building scale and massing to guide future development. New buildings in the area should be considered for redevelopment no taller than 3 stories with front doors on Main Street, stoops, and yards. Parking should be setback from the street and located to the side or rear of buildings, or in garages.

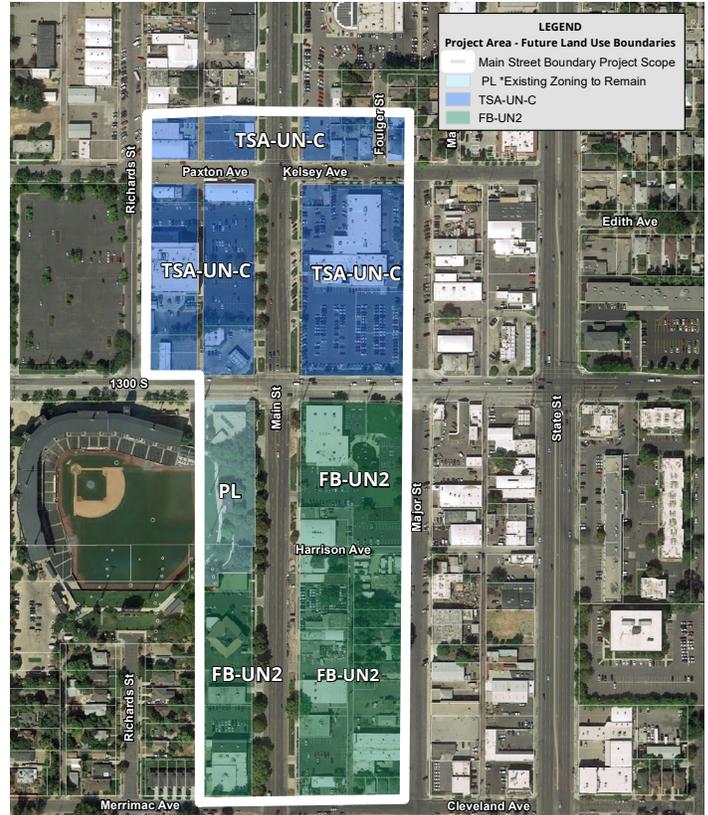


FIGURE 7 - PROPOSED ZONING

EXISTING ZONING	PROPOSED ZONING
Commercial Corridor (CC) Commercial Neighborhood (CN) Public Lands (PL)	Transit Station Area, Urban Neighborhood District, Core (TSA-UN-C) Form Based Urban Neighborhood District 2 (FB-UN2)

# JEFFERSON PARK MIXED USE AREA

## FUTURE LAND USE DESCRIPTION

The area encompassing approximately east of the 200 West TRAX line to the West Temple corridor and Paxton Avenue to Mead Avenue to the north is characterized by a mix of housing types and commercial uses. Redevelopment of the area should support a live/work/play community by providing a mix of uses and building scales.

Larger building forms are appropriate along corridors where large building forms are already present or where it is abutting the TRAX line on 200 West or along the West Temple corridor. These larger building forms should consist of approximately 5-7 stories and provide some commercial spaces/residential amenities. Smaller building scales should be focused on areas adjoining Jefferson Street and avenue streets; smaller building scales should generally consist of 2-3 stories and almost entirely comprised of medium-density residential uses.

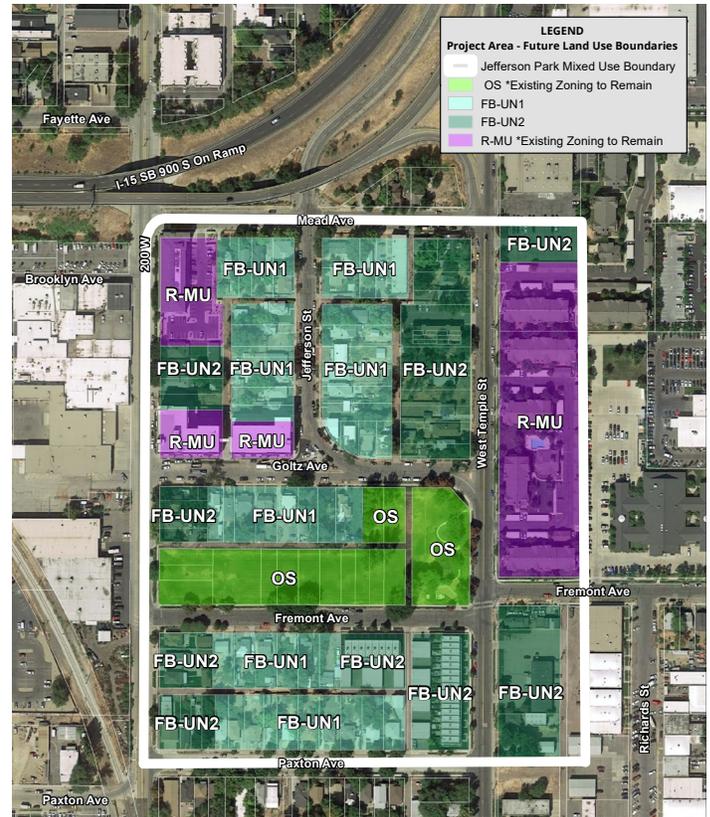


FIGURE 8 - PROPOSED ZONING

EXISTING ZONING	PROPOSED ZONING
Moderate Density, Multifamily Residential (RMF-35) Residential Mixed Use (R-MU) Open Space (OS)	Form Based Urban Neighborhood District 1 (FB-UN1) Form Based Urban Neighborhood District 2 (FB-UN2)