



COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

TO: City Council Members

FROM: Brian Fullmer
Policy Analyst

DATE: November 19, 2024

**RE: Zoning Map Amendment at 333 West 700 South
PLNPCM2023-00923**

Item Schedule:

Briefing: November 19, 2024

Set Date: December 3, 2024

Public Hearing: January 7, 2025

Potential Action: TBD

The Council will be briefed about a proposal to amend the zoning map for a portion of the approximately half acre parcel at 333 West 700 South in Council District Four. The property is currently “split-zoned” with approximately 0.37 acres zoned CG (General Commercial) and the remaining 0.14 acres zoned D-2 (Downtown Support). The request is to rezone the CG portion to D-2, so the entire parcel is within one zoning designation, indicated in the following image.

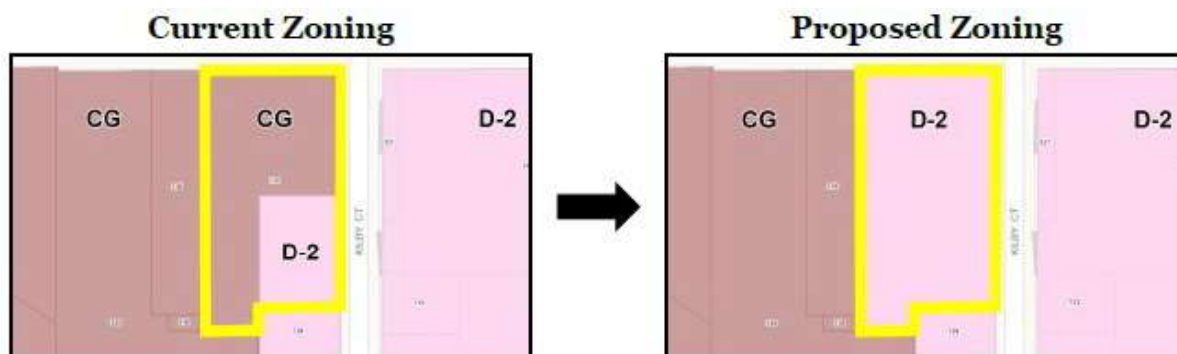


Image courtesy of Salt Lake City Planning Division

No development plans have been submitted to date, but potential future development will be simplified with one zoning designation for the property. An art studio, and a business that designs and fabricates museum exhibits currently occupy the site's existing building.



As shown in the map below, area zoning is primarily D-2 fronting the west side of 300 West, Kilby Court, and portions of 700 South. CG zoning is found on 700 South west of the subject property. FB-UN2 (Form Based Urban Neighborhood) is to the south and east of the property. The Fleet Block is located on the block to the south.



Area zoning map with subject parcel highlighted in blue.

The Planning Commission reviewed the proposal at its February 14, 2024 meeting and held a public hearing at which no one spoke. **Planning staff recommended and the Commission voted unanimously to forward a positive recommendation to the Council.**

Goal of the briefing: Review the proposed zoning map amendments, determine if the Council supports moving forward with the proposal.

POLICY QUESTIONS

1. The Council may wish to ask the applicant if housing is planned for the site. If so, would they be willing to include any affordable housing in potential future projects on the subject site and enter into a development agreement pertaining to affordable housing units?
2. The Council may wish to ask the Administration how the Affordable Housing Incentives may impact this petition or development potential on the property.

ADDITIONAL INFORMATION

The Council is only being asked to consider rezoning the property. No formal site plan has been submitted

to the City nor is it within the scope of the Council's authority to review the plans. Because zoning of a property can outlast the life of a building, any rezoning application should be considered on the merits of changing the zoning of that property, not simply based on a potential project.

KEY CONSIDERATIONS

Planning staff identified three key considerations related to the proposal which are found on pages 3-6 of the Planning Commission staff report and summarized below. For the complete analysis, please see the staff report.

Consideration 1 – Compliance with City Goals, Policies, and General Plans

Planning staff found that the proposed zoning map amendment supports several initiatives in *Plan Salt Lake* (2015) including Growth, Housing, Transportation & Mobility, Air Quality, and Beautiful City. In addition, the (2016) *Downtown Plan* calls for more residential development in this portion of the Granary District, though as noted above, no development plans have been submitted to date.

Consideration 2 – CG vs. D-2 Zoning District Comparison

As previously mentioned, and shown in the zoning map above, area zoning is primarily CG and D-2. Both allow for mid-rise development consistent with the Downtown Plan.

Attachment D (pages 18-21) of the Planning Commission staff report includes a table comparing the zoning districts. A portion of the table is included below. For additional information please see the staff report.

	CG (Current)	D-2 (Proposed)
Maximum Building Height	75 feet (up to 105 feet with design review and outdoor usable space)	65 feet (up to 120 feet with design review)
Minimum Lot Size	10,000 square feet	None
Minimum Lot Width	60 feet	None
Minimum Front Yard	5 feet	None
Minimum Rear Yard	10 feet	None
Landscape Yard	5 feet	10 feet (for areas not occupied by a structure)
Design Standards		
Durable Building Materials: ground floor	70%	80%
Durable Building Materials: upper floors	-	50%
Glass: upper floors	25%	50%
Reflective Glass: upper floors	40%	50%

Lighting: exterior	-	X
Screening of Mechanical Equipment	-	X
Parking garages or structures	-	X
Height transitions: angular plane for adjacent buildings	-	X
Horizontal articulation	-	X
Parking		
Minimum and maximum off-street parking	General Context	Urban Center Context
Parking location and setbacks	Parking prohibited between lot line and building.	Parking prohibited between lot line and building. Surface parking must be located behind the principal structure.

Consideration 3 – Neighborhood Analysis

Planning staff reviewed the property and proposed zoning map amendment by considering proximity to current and planned amenities, infrastructure, and the historic district.

The property is close to the downtown central business district and area amenities such as Pioneer Park, TRAX station, main library, Gateway, and Delta Center. Nearby potential future amenities include the Green Loop project, Fleet Block, and possible TRAX line extensions.

It is not anticipated that future development at the site would result in significant additional demand for infrastructure, though proposals will be reviewed to determine if upgrades are needed. The property owners and developers would be required to upgrade offsite utilities if needed to ensure capacity is sufficient to meet needs.

The property is within the Salt Lake City Warehouse National Historic District which does not require preserving the building as a local historic district might. The National Register of Historic Places classified the building as non-contributing, meaning it does not add to the historic significance of the district.

Analysis of Standards

Attachment E (pages 22-24) of the Planning Commission staff report outlines zoning map amendment standards that should be considered as the Council reviews this proposal. The standards and findings are summarized below. Please see the Planning Commission staff report for additional information.

Factor	Finding
Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of	<i>Complies</i>

the city as stated through its various adopted planning documents.	
Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	<i>Complies</i>
The extent to which a proposed map amendment will affect adjacent properties	<i>Complies</i>
Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards.	<i>Complies</i>
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.	<i>Some City 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.</i>

City Department Review

During City review of the petitions, no responding departments or divisions expressed concerns with the proposal but stated additional review and permits would be required if the property is developed.

PROJECT CHRONOLOGY

- November 21, 2023-Petition for zoning map amendment received by Planning Division.
- November 29, 2023-Petition assigned to Andy Hulka, Principal Planner.
- July 3, 2023-
 - Notice sent to Granary District Alliance, Ballpark Community Council, and Downtown Community Council.
 - Early notification sent to residents and property owners within 300 feet of the project site.
- November 2023-January 2024-Online open house hosted to solicit public comments on the proposal.
- February 2, 2024-
 - Notice of the Planning Commission public hearing posted on the property and mailed to property owners and tenants within 300 feet of the subject properties.
 - Notice of public hearing posted on City and State websites and sent via the Planning Division listserv.
- February 14, 2024- Planning Commission public hearing. The Planning Commission voted 7-0 to forward a positive recommendation to the City Council for the proposed zoning map amendment.
- February 29, 2024-Ordinance requested from City Attorney's Office.

- March 11, 2024-Planning received signed ordinance from the Attorney's Office.
- March 26, 2024-Transmittal received in City Council Office.