



COUNCIL STAFF REPORT

CITY COUNCIL *of* SALT LAKE CITY

TO: City Council Members

FROM: Nick Tarbet, Policy Analyst

DATE: May 21, 2024

RE: Ballpark Station Area Rezone and
Text Amendments
PLNPCM2023-00169

PROJECT TIMELINE:

Briefing: April 2, 2024

Set Date: April 2, 2024

Public Hearing: May 7, 2024

Potential Action: May 21, 2024

PUBLIC HEARING SUMMARY

A few individuals spoke during the public hearing. Some said this could help increase density and opportunities for more housing options, while others said this zoning will help capitalize on the fixed transit lines in the area.

One individual spoke and asked the Council to remove their parcels from the rezone, so they could keep their current zoning designation (neighborhood commercial). They are opposed to the new zoning proposal of MU-8 for these parcels.

They said they are opposed because it would limit how their existing business could operate because the uses (gas station and carwash) would become non-conforming, thus limiting future remodels or modifications to the buildings.

The Council closed the public hearing and deferred action.

There are two ordinances pertaining to this zoning petition. Council Member Mano will recuse himself from the discussion and potential action on the properties he has a stake in. The order of the two ordinances are as follows:.

1. Majority of the petition
2. Properties Council Member Mano is recusing himself from discussing.

The following information was provided for the May 7 public hearing. It is provided again for background purposes.

NEW INFORMATION

The Council did not have any significant concerns or questions during the April 2 briefing. The Council supported including the additional uses recommended by Planning staff in the final draft of the ordinance. These include; amphitheater, health and fitness facility, community recreation center, plaza and stadium.

The Council asked why the city owned property that includes the baseball stadium and parking lot are proposed to stay as PL. Planning staff said they will start the zoning changes for the city owned parcels now that the ballpark next project is wrapping up. They will bring zoning changes for the city owned parcels to the council to consider.

Additionally, Council Member Mano had notified the Council staff and the Attorney's Office that he owns some properties within the ballpark rezone area. In order to allow Council Member Mano to participate in the larger zoning discussion, the ordinance has been divided into two parts; the majority of the proposed zoning petition, then properties Council Member Mano has an interest in.

The Attorney's and Recorder's offices recommended holding one public hearing, then when the Council considers action, Council Member Mano will recuse himself from the discussion and potential action on the properties he has a stake in. Two motions sheets will be provided:

1. Majority of the petition
2. Properties Council Member Mano is recusing himself from discussing.

The following information was provided for the April 2 briefing. It is provided again for background purposes.

ISSUE AT-A-GLANCE

The Council will be briefed on a proposal that would implement the recommendations in the [Ballpark Station Area plan](#) (adopted by the council in October 2022), and rezone properties identified within four future land use areas specified in the plan including the Heart of the Neighborhood, Main Street Area, State Street Area, and Jefferson Park Mixed Use Area.

The proposal consists of the following amendments:

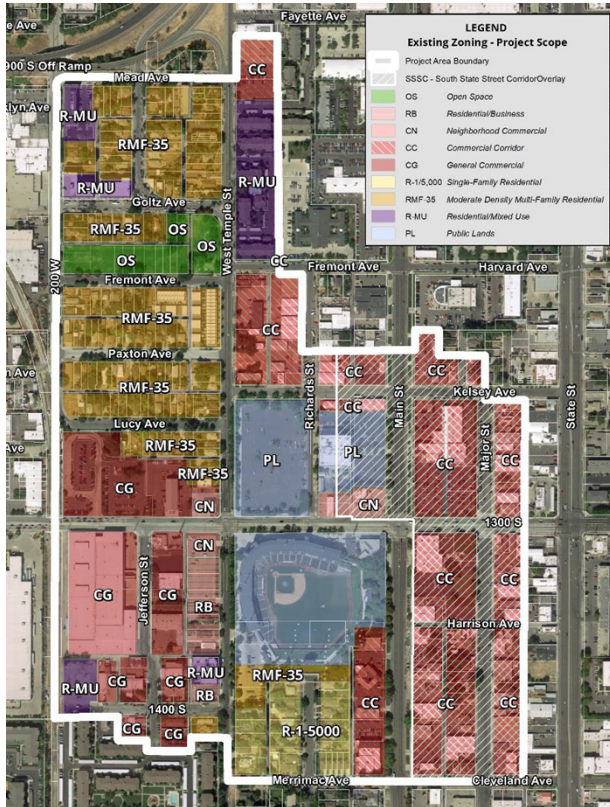
- Zoning Map Amendments would rezone properties to align with the goals, policies, future land use recommendations, and community vision established in the plan.
- Zoning Text Amendments would establish a new zone, Form Based, Mixed Use 8 (MU-8) Zoning District and would rezone some properties within Ballpark Station Area to MU-8.

The Planning Commission held a public hearing and voted in support of forwarding a positive recommendation to the City Council.

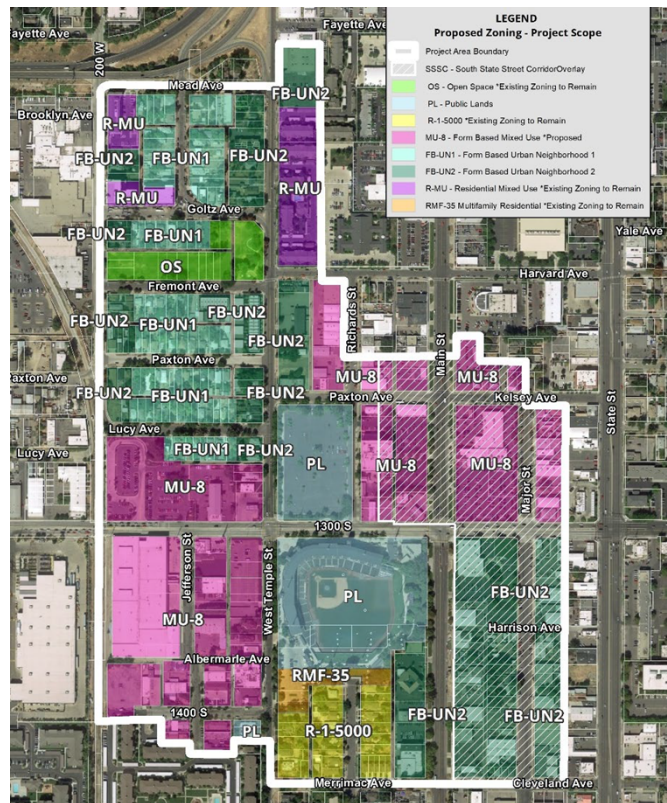
Sign regulations for the proposed MU-8 zone are currently being processed under a separate petition, PLNPCM2023-00959. It has been transmitted to the Council office and will be considered concurrent with these zoning petitions.

Zoning Maps

The existing and proposed zoning maps are on page 2 of the transmittal letter. They are provided below for quick access.



Existing Zoning Map



Proposed Zoning Map

ADDITIONAL INFORMATION

Potential addition of uses to the final ordinance

- The transmittal letter includes a recommendation from planning staff for the Council to consider including the uses listed below as permitted in the land use table for the MU-8 zoning district. These recommendations came up after the Planning Commission reviewed and made their recommendation.
 - Amphitheater Formal
 - Amphitheater Informal
 - Health and Fitness Facility
 - Community Recreation Center
 - Plaza
 - Stadium

The Council could choose to include these in the final ordinance without the petition going back to the Planning Commission because the potential changes are considered to be within the scope of the petition. If adopted, these uses would be added to the MU-8 zoning district and would be permitted wherever the MU-8 is located throughout the city.

Properties with no Recommended Zoning Changes

Not all parcels within the study area are being proposed to be rezoned. The following properties are proposed to stay with their existing zoning:

- Most PL Public Lands (One PL parcel, currently a school, is proposed to be rezoned to MU-8)
- RMF-35 Multifamily Residential zoning of the Ballpark and Ballpark North Parking lot (*This will be considered in a second phase to align with the Ballpark Next community visioning process.*)
- R-1-5000 Single Family Residential zone north of Merrimac Avenue
- OS Open Space and R-MU Residential Mixed-Use zoning in the Jefferson Park Mixed Use Area.

Creation of the Form Based Mixed Use 8 (MU-8) district

Pages 6-8 of the Planning Commission staff report outline the following key components of the proposed MU-8 zoning district. Also, please see [Attachment A](#) to this report. It includes the MU-8 development standards proposed by Planning Staff.

- The proposed MU-8 zone is a form based mixed use district which allows a mix of residential, office, institutional, community, open space, commercial, and retail service uses.
- The purpose of the district is to provide places for small and large businesses, increase the supply of a variety of housing types in the city, and promote the public health by increasing the opportunity for people to access daily needs by walking or biking.
- The regulations allow buildings up to eight stories in height with focus on the form of development, the manner in which buildings are oriented toward public spaces, the scale of development, and the interaction of uses within the city.
- The proposed development and design standards address ground floor activation, building form, massing, scale, and building placement.
- The standards aim to facilitate a pedestrian friendly, engaging experience and mitigate height and density impacts on adjacent properties and properties located in low density zones.
- Most of the properties proposed to be rezoned to MU-8 are currently zoned with a commercial designation. One parcel that is currently zoned PL is proposed to be rezoned to MU-8 as well.
- The current Bees Stadium and the Parking lot to the north are not proposed to be zoned MU-8 in order to give the City maximum flexibility if/when the Ballpark Next process is completed.

South State Street Corridor Overlay Zoning vs MU-8

Some of the properties in the project area are also in the [South State Street Corridor Overlay, SSSC](#). They are zoned Public Lands and Commercial Corridor. Planning Staff is proposing to rezone properties in the overlay zone to the proposed MU-8 Form Based Mixed Use District 8 and FB-UN2 Form Based Urban Neighborhood 2 and keep some of those properties out of the SSSC overlay because the standards are less restrictive than the design standards of the MU-8 and FB-UN2 zoning districts. (*Planning Commission Staff Report, Pages 13-14*)

Policy Questions

- Does the Council support including the additional uses proposed by Planning staff as permitted in the MU-8 zoning district in the final ordinance?
- Does the Council wish to ask the Administration for more information on why the city owned property that includes the baseball stadium and parking lot are proposed to stay as PL?

Future Land Use Area Boundaries

This proposal considers zoning amendments for properties identified within four future land use areas specified in the plan:

1. Heart of the Neighborhood
2. Main Street Area
3. State Street Area
4. Jefferson Park Mixed Use Area

The key zoning map changes are summarized in the tables below. Please see the planning commission staff report for more details.

1. Heart of the Neighborhood (*Planning Commission staff report pages 5-10*)

Heart of the Neighborhood Existing & Proposed Zoning	
Existing Zoning	Proposed Zoning
Commercial Corridor (CC) General Commercial (CG) Commercial Neighborhood (CN) Moderate Density Multifamily Residential (RMF-35) Residential Business (RB) Public Lands (PL) Residential Mixed Use (R-MU)	Proposed Form Based Mixed Use 8 (MU-8) Form Based Urban Neighborhood 1 (FB-UN1) Form Based Urban Neighborhood 2 (FB-UN2)

2. Main Street & State Street Areas (*Planning Commission staff report pages 11-14*)

Main Street & State Street Existing & Proposed Zoning	
Existing Zoning	Proposed Zoning
Commercial Corridor (CC) Commercial Neighborhood (CN) Public Lands (PL) South State Street Corridor Overlay (SSSC)	Proposed Form Based Mixed Use District 8 (MU-8) Form Based Urban Neighborhood 2 (FB-UN2)

3. Jefferson Park Mixed Use Area (*Planning Commission staff report pages 15-16*)

Jefferson Park Mixed Use Area Existing & Proposed Zoning	
Existing Zoning	Proposed Zoning
Moderate Density Multifamily Residential (RMF-35) Residential Mixed Use (R-MU) Open Space (OS)	Proposed Form Based Mixed Use District 8 (MU-8) Form Based Urban Neighborhood 1 (FB-UN1) Form Based Urban Neighborhood 2 (FB-UN2)