

PLNPCM2025-01089



BALLPARK ZONING MAP AND TEXT AMENDMENTS

City Council – July 14, 2026

OVERVIEW

Properties: 55 W Paxton, 77 W 1300 S, 1355 S West Temple, 1357 S West Temple, 1356 S Main St, 1381 S West Temple, 1395 S West Temple, and 1397 West Temple

Existing Zoning: PL and RMF-35

Existing Use: Stadium and Parking

Proposed Zoning: MU-11 and MU-5

General Plan: Ballpark Station Area Plan

Property Size: 14.8 acres

Review Process & Standards: Zoning amendment



REQUEST

Petition initiated by Mayor Erin Mendenhall to implement the recommendations found in the Ballpark Station Area Plan and the Ballpark NEXT Community Design Plan.

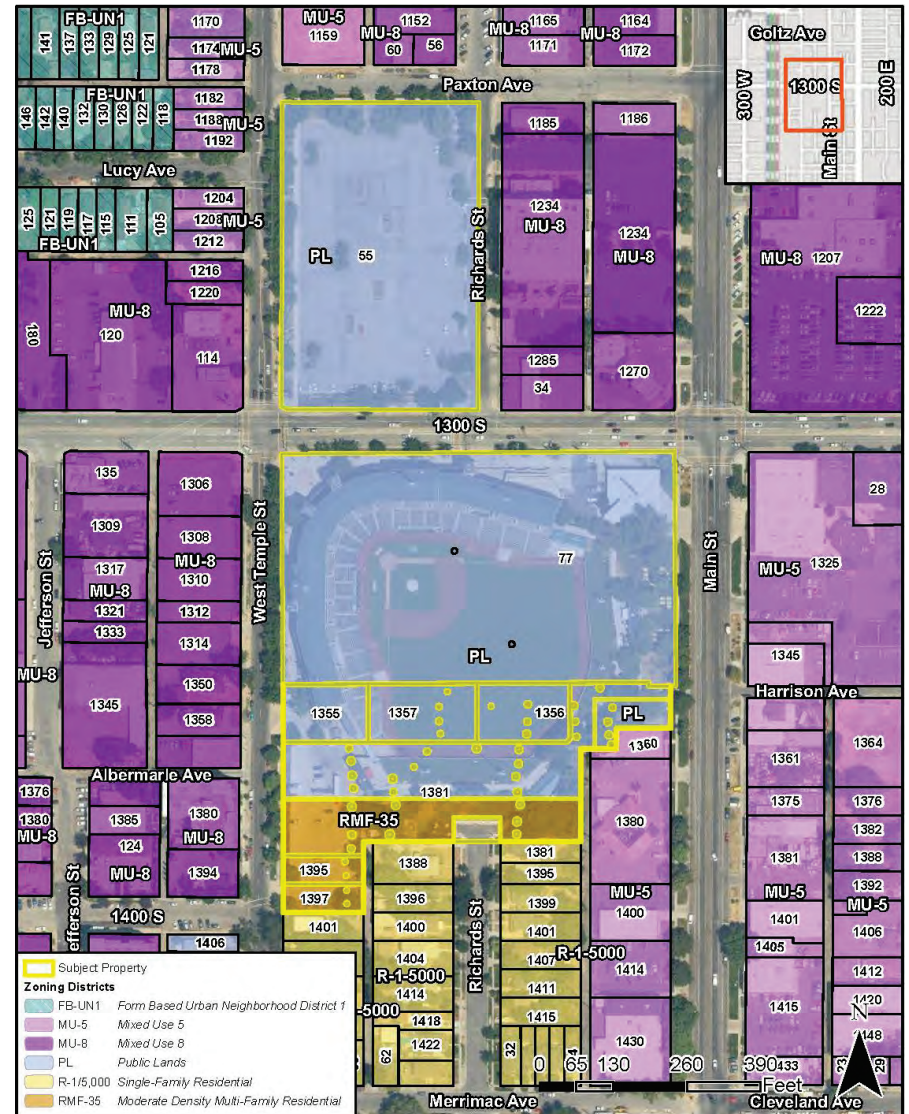
Zoning Map Amendments:

- Rezone parcels from Public Lands (PL) to MU-11
- Rezone parcels from RMF-35 to MU-5
- Rezone a split parcel from PL and RMF-35 to MU-11 and MU-5

Text Amendments:

- Amending MU-11 zone to allow buildings with frontage on the south side of 1300 South up to 150 ft in height.
- Removal of Ballpark Sign Overlay

Planning Commission: Voted 5-2 to forward a recommendation of approval for the request.



EXISTING CONDITIONS



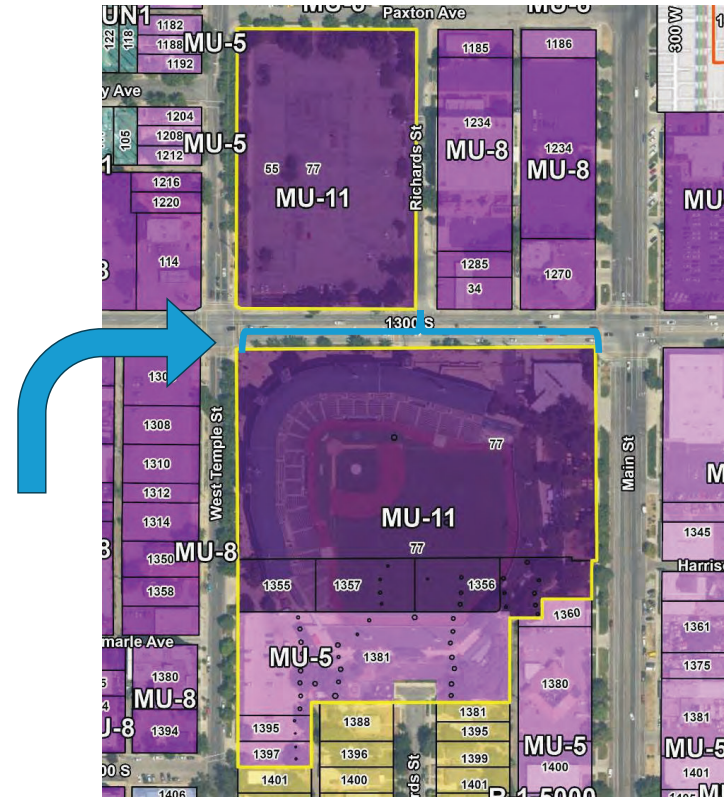
ZONING MAP AMENDMENT



MU-11 TEXT AMENDMENT

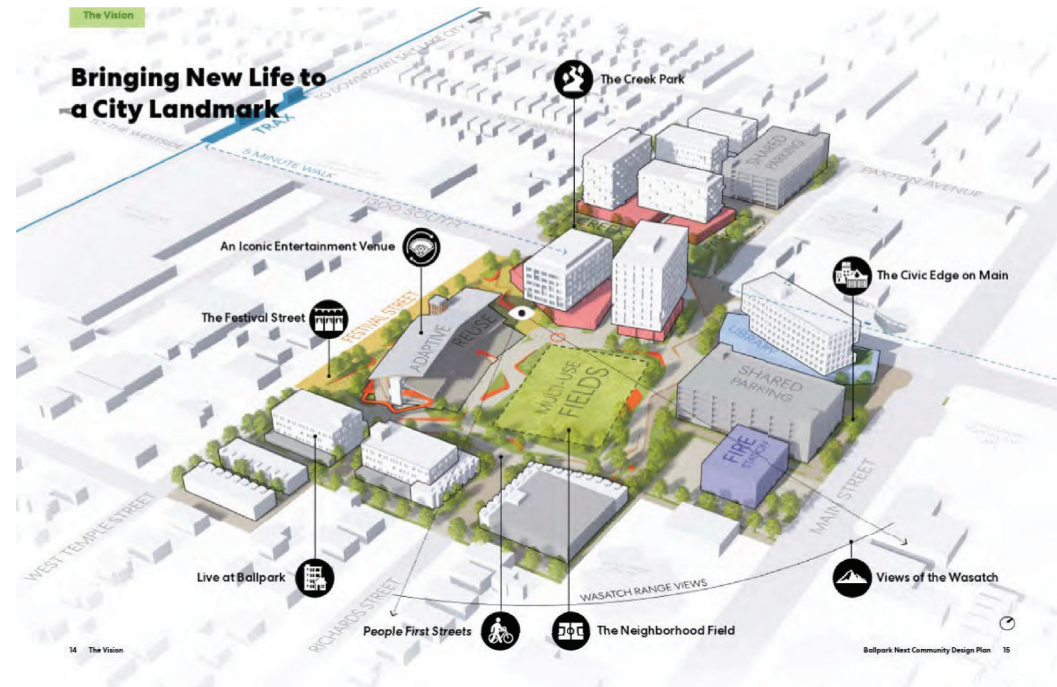
Amendment to MU-11 zoning district:

1. Would allow buildings with frontage on the **south side** of 1300 S to go up to **150'**
2. Buildings fronting 1300 S required to have an enhanced active ground floor use



KEY CONSIDERATIONS

- Implementation of city goals and policies identified in adopted plans
- Ballpark NEXT Community Design Plan
- Compatibility with nearby properties



Sara Javoronok
Senior Planner
Sara.Javoronok@slc.gov

David Stuenzi
Principal Planner
David.Stuenzi@slc.gov

