

Industry Neighborhood Parking Structure

Planned Development, Design Review & Preliminary Subdivision Plat



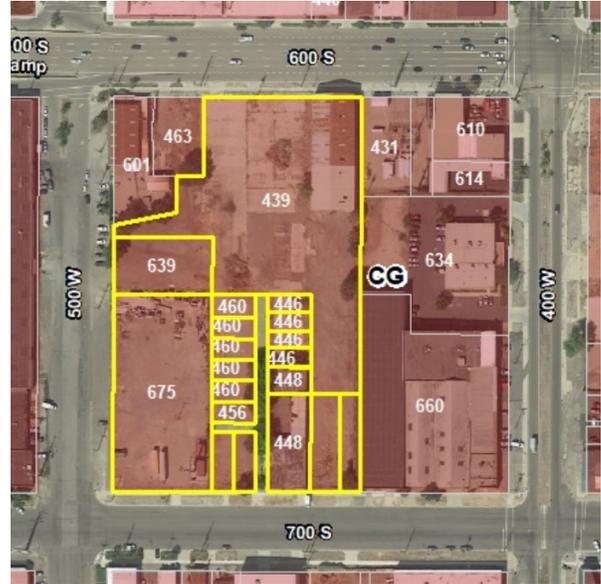
Frequently Asked Questions

What is the project?

Jesse Dean, representing the property owner, is requesting Planned Development, Design Review and Preliminary Subdivision Plat approval to build a parking structure at approximately 439 W 600 S. The parking structure would accommodate 926 stalls to serve adjacent existing and future uses.

Where is the project located?

The project is proposed at approximately 439 W 600 S, which is zoned CG, General Commercial. Multiple parcels that currently exist at the location will be rearranged through a preliminary subdivision plat.



Why is this project going through a planning process?

The applicant requested the Planned Development process because the parcel being created through the subdivision plat does not comply with the minimum lot width along 700 S. In the CG zoning district, a lot must have at least 60 feet of frontage along a public street. The proposed parcel complies with the lot with along 600 S but has only 26 feet along 700 S.

In addition, the applicant requested the Design Review process to allow additional height on the parking structure. In the CG zoning districts, buildings may only exceed 60 feet if approved through this process. The proposed parking structure measures 90 feet in height.



What is the Planned Development process?

The Planned Development provides flexibility in zoning standards to encourage better projects. The project must comply with the purpose statement of the zoning district in which the project is located, help to achieve City goals identified in adopted Master Plans and provide an overall benefit to the community.

What is the Design Review process?

The Design Review process allows minor modifications to applicable design standards of larger development so as long as the new development is proven to be compatible with the surroundings, address impacts to public infrastructure and public spaces, and help achieve the city's development goals.

What is the Preliminary Subdivision Plat process?

The Preliminary Subdivision Plat process is the initial review of subdivision plans to modify and create new parcels of land. This process is typically approved administratively by planning staff. In this case, the new parcel does not comply with minimum lot width and therefore the preliminary subdivision approval is conditioned on the Planned Development.

What are the next steps?

- Notices have been sent to the Ball Park and Downtown Community Council Chairs and Downtown Alliance Chair.
- During and following this comment period, the Planning Division will evaluate the proposal against the applicable zoning standards, taking into consideration public comments as they relate to the standards, and develop a recommendation to the Planning Commission.
- The Planning Commission will then hold a public hearing for additional public comments and make a decision to approve, approve with conditions, or deny the proposal.

Where can I get more information?

The applicant has provided a packet with the plans as well as a project description. The application packet is a public record and available for download. To access this information:

1. Go to the [SLC Citizen Access Portal](#)
2. Click "Planning Check or Research Petitions"
3. Type the petition numbers PLNPCM2020-00167, PLNPCM2020-00168 or PLNSUB2020-00313
4. Click on "Record Info"
5. Select "Attachments" from the drop-down menu to see the submitted plans.

If you have any questions or comments regarding this proposal please contact:

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