

The Twenty Ones

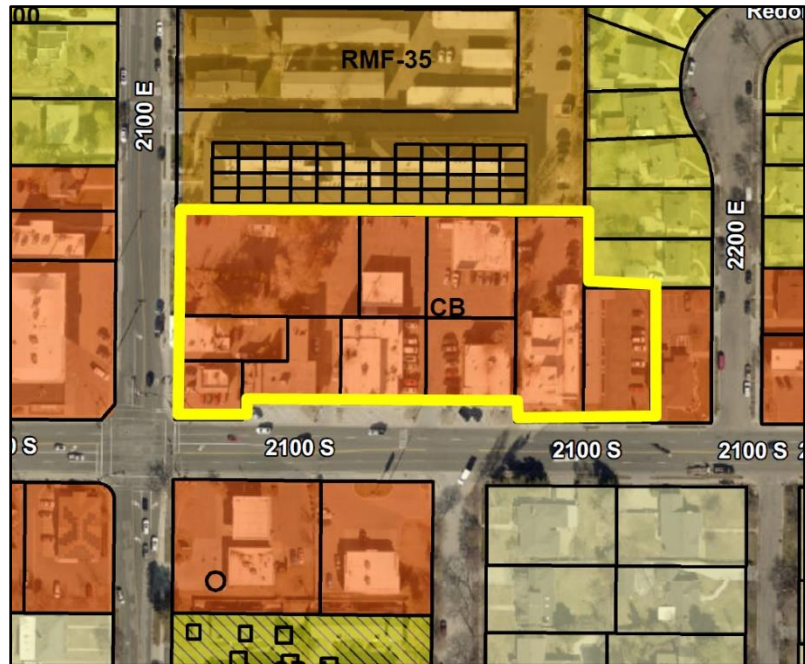
Design Review & Special Exception



Frequently Asked Questions

What is the project?

Rockworth Companies and AE Urbia are requesting Design Review & Special Exception approval to a mixed-use development at approximately 2100 South and 2100 East. The proposed project consists of two buildings, a north and a south building which include 108 apartment units and approximately 21,000 SF of commercial space. A total of 164 parking stalls are provided onsite (surface + underground parking), and 24 stalls are provided on street.



Where is the project located?

The project is proposed at approximately 2100 South & 2100 East, which is zoned CB, Community Business District. Multiple parcels that currently exist at the location will be consolidated.

Why is this project going through a planning process?

This project is required to go through Design Review due to building size limits in the CB: Community Business zoning district. Buildings in excess of seven thousand five hundred (7,500) gross square feet of floor area for a first-floor footprint are allowed only through the design review process.

Special Exception approval is required due to the requested additional height on the north building. The Planning Commission may approve, as a special exception, up to 3' of additional height. The maximum height in the CB zone is 30 feet (30') with an additional 5 feet (5') for parapet walls that screen mechanical equipment. This request is for an additional 3' on the north building totaling 33' to the roof deck. The total height, including the parapet walls, will not exceed the allowable 35' if it were approved by the Planning Commission.

What are the next steps?

- 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 PLNPCM2019-01170 or PLNPCM2020-00200
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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