

Chrome Works

Design Review & Planned Development

Frequently Asked Questions



What is the project?

SMH Builder, representing the property owner, is requesting Design Review approval to build a 234-unit multifamily on the properties located at approximately 255, 259 and 269 W Brooklyn Avenue. Specifically, the applicant is requesting an increase in the allowable building height from 60 feet to 79 feet through the Design Review and balcony encroachments into the required front yard through the Planned Development.

Where is the project located?

The project is proposed on the properties addressed 255, 259 and 269 W Brooklyn Avenue, which is zoned CG, General Commercial.



Why is this project going through a planning process?

The applicant requested the Design Review process to allow additional building height. In the CG zoning districts, buildings may only exceed 60 feet if approved by the Planning Commission. The proposed building measures approximately 79 feet in height, not including parapet walls and elevator/stairway towers. The applicant also requested the Planned Development process to allow balcony encroachments into the required front yard setback. The required front yard is 10 feet and the balconies would project over that yard by approximately 4 feet.

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 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 are the next steps?

- Notices have been sent to the Ball Park and Central 9th Chairs.
- 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 PLNPCM2020-00610 & PLNPCM2020-00843
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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