



Information Sheet

Project // 1925 W North Temple Multi-family

Address // 1925/1971 W North Temple

Request Type // Design Review & TSA Score

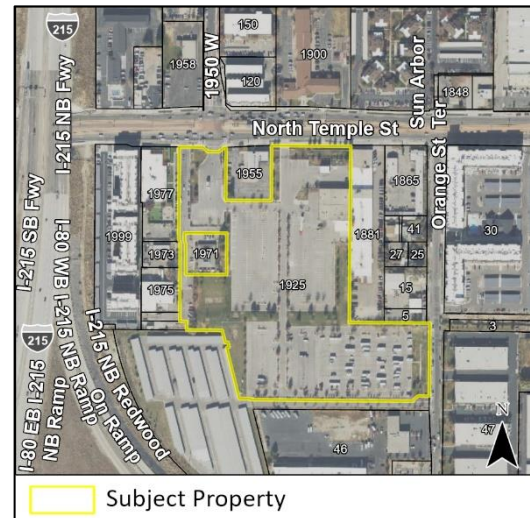
Petition // PLNPCM2020-00730

PLNTSD2020-00731

Applicant // Michael Batt

Request Summary

Michael Batt, representing the property owner, is proposing a 769 unit affordable housing multi-family development on a 13.8 acre property at approximately 1925 W North Temple. The property and associated seven buildings have frontage on both Orange Street and North Temple. The developer is requesting an increase to the 5' maximum front yard setback on Orange Street for "Building D" in the development, due to the location of a high voltage power line which requires a 25' setback for safety. The building would be setback approximately 26' to 30' from Orange Street. The modification to the setback requires that the building be reviewed through the Design Review process.



Additionally, any development in the TSA zone requires that developments meet a certain number of "Development Guidelines." The applicant has submitted plans and scoring for a "TSA Development Score Review" and their score is being verified by City Planning staff. If the development receives enough points, the development can be submitted for building permits. If any buildings in the development do not receive enough points, the developer can revise their plans to receive enough points or proceed to the Planning Commission for a "Design Review" of the building(s).

The property is zoned Transit Station Area- Mixed Use Employment Center and is within both the Core and Transition subzones (TSA-MUEC-C and TSA-MUEC-T).

The property is currently occupied by a surface parking lot, a former carwash facility, and a radio station building.

Review Criteria

The City's Planning Staff will review the proposal against adopted Design Review regulations that are applicable to a setback modification request. The modifications to Building D through Design Review will be reviewed against the Design Review regulations available [here](#).

The "TSA Development Guidelines" that will be reviewed as part of the "TSA Development Score Review" are located [here](#).

Public Process and Next Steps

- The proposal is being reviewed for compliance with associated development standards by City Planning staff. The developer may revise their plans based on any compliance issues identified.



Design Review Public Process

- The “Design Review” modification to the “Building D” Orange Street setback requires a public hearing and will be scheduled for a Planning Commission public hearing and decision. Notices will be sent out approximately two weeks prior to the public hearing.
- The Planning Commission is the final decision maker for the “Design Review” process.
- Please provide any comments on the Design Review for Building D by November 30.

TSA Development Guidelines Public Process

- If the development receives enough “TSA Development Guideline” points the remainder of the development may be submitted for building permits and no additional public review process will be required.
- If the buildings receive enough points, the “TSA Development Score Review” for the buildings may be finalized on November 16 by City staff.

City Planning Staff Contact

If you have questions about the proposal or if you have comments please contact the City staff planners assigned to the proposal:

- Daniel Echeverria at 385-226-3835 or Daniel.Echeverria@slcgov.com
- Amanda Roman at 385-386-2765 or Amanda.Roman@slcgov.com

Attachments

- A.** Overall Development Site Plan (Showing Buildings A through G)
- B.** Applicant’s Development Narrative
- C.** Renderings
- D.** Building Plan Set (Buildings A through G)
- E.** Applicant TSA Development Review Score Sheets (Buildings A through G)