



Information Sheet

Project // The Maven Lofts

Address // 153 E 900 South

Request Type // Design Review &
Planned Development

Petition // PLNPCM2020-00721

PLNTSD2020-00722

Applicant // Joe Jacoby

Request Summary

Joe Jacoby, representing Jacoby Architects, has submitted applications to the city for Design Review and a Planned Development to construct an addition that would create 57 new residential units located at 156 E 900 South.

The proposal is for a 4-story building with an overall height of 45'. The proposed structure will be located roughly on the same footprint as the existing building.



Image left – proposed rendering provided by applicant

Image right – View of existing building from 900 South (proposal is to re-use the existing ground floor)

The applicant is requesting Design Review approval to allow for an additional 15 FT of building height, for a total building height of approximately 45 FT. Requests for an additional floor in the CC (Commercial Corridor) zone where the property is located require increased landscaping over and above that which is normally required for landscape yards and landscape buffer yards. The amount of increased landscaping that is required is equal to 10% of the area of the additional floor. In this case, 10% of the additional 14,098 floor area is 1,409 SF of landscaping. In order to utilize the ground floor of the existing building in the project, the applicant is requesting a Planned Development to allow the rooftop garden areas to count toward this additional landscaping requirement. The applicant is proposing 6,037 SF of rooftop garden area, and 1,011 SF of landscaping on the west elevation. The existing building currently does not have any landscaping.

Through the Planned Development process, the applicant is also requesting to decrease the front, rear, and corner side yard setbacks for the second, and third, and fourth stories of the building. The exterior wall of the proposed upper stories is slightly stepped back from the exterior wall of the existing building, which is located right at the property line. The CC zoning



district requires a front and corner side yard setback of 15', a rear yard setback of 10', and a maximum building height of 30'.

Review Criteria

The City's Planning Staff will review the proposal against adopted Design Review regulations that are applicable to a height modification request. The Design Review regulations are available [here](#).

The project will also be reviewed for compliance with the standards for Planned Developments which are located [here](#).

Public Process and Next Steps

- The Planning Division is in the process of obtaining public comment on this project to help identify concerns and issues from the public.
- Notice has been sent to the Chairs of the community organizations for this area.
- The project will be reviewed as a Design Review and Planned Development proposal by Staff and will be scheduled for a public hearing at an upcoming Planning Commission meeting.
- Additional information including the date, agenda, and staff report will be posted as they are available

City Planning Staff Contact

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

- Amy Thompson at (385) 226-9001 or amy.thompson@slcgov.com

Attachments

- A. Project Narrative
- B. Plan Set
- C. Supplemental Diagrams