

Ville 9 Apartments Design Review & Planned Development



Planning Petition Information for PLNPCM2020-00923 & PLNPCM2021-00098

Request Type: Design Review & Planned Development

Location: Approximately 1025 N 900 W, near 1100 N and 900 W

Zone: CB Community Business District and RMF-35 Moderate Density Multi-Family Residential District

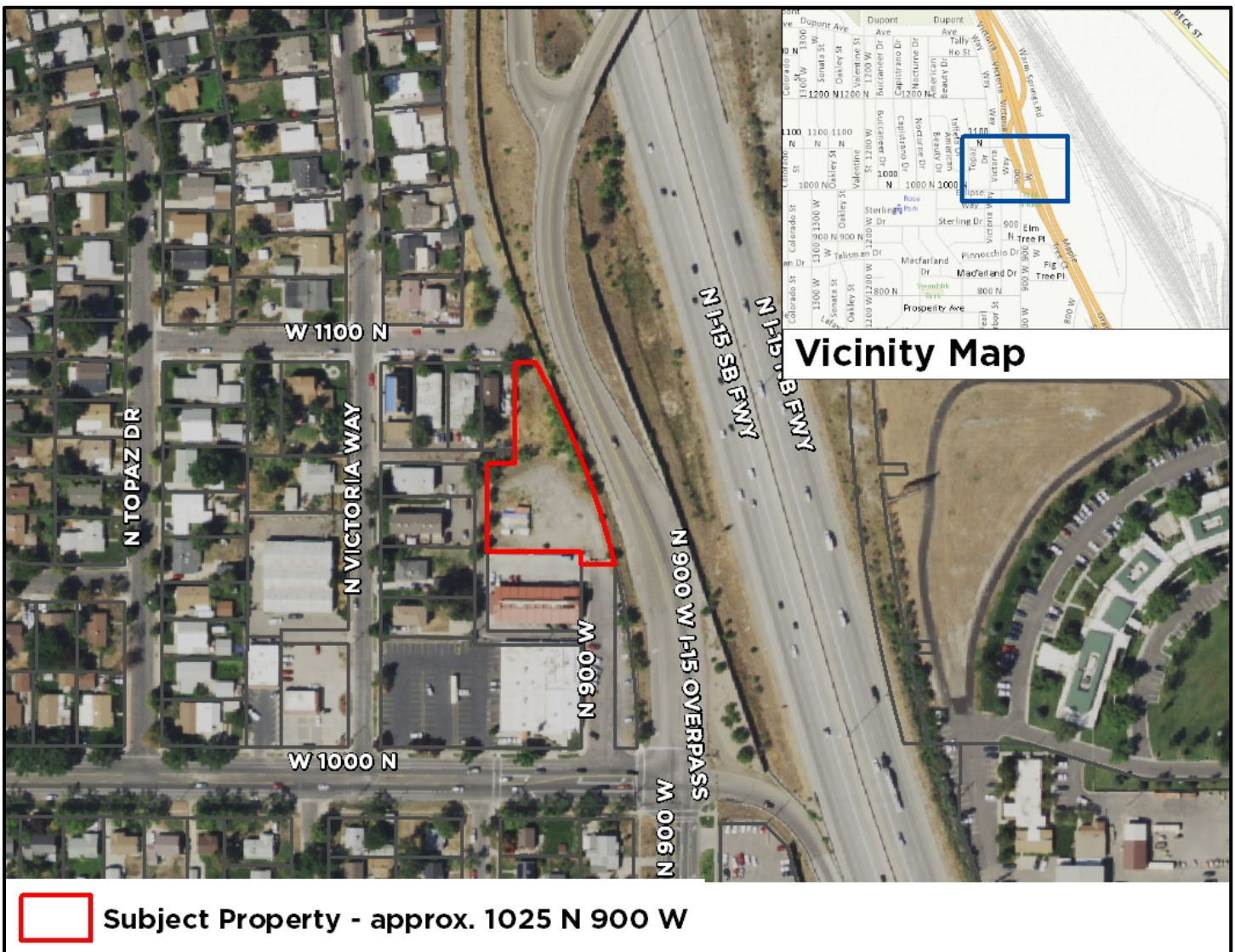
Council District: #2 (Andrew Johnston)

What is the request?

This request from Joe Colosimo of Colosimo Brothers Development, representing the property owner, Village 21, LLC, is for Design Review and Planned Development approval of the proposed Ville 9 Apartments project, located at approximately 1025 N 900 W.

Where is the project located?

The project in question is located on the property immediately behind (north of) the Salt City Inn Motel, abutting (to the west) the 900 W I-15 overpass. Part of the property also faces 1100 North, where it ends at the overpass.

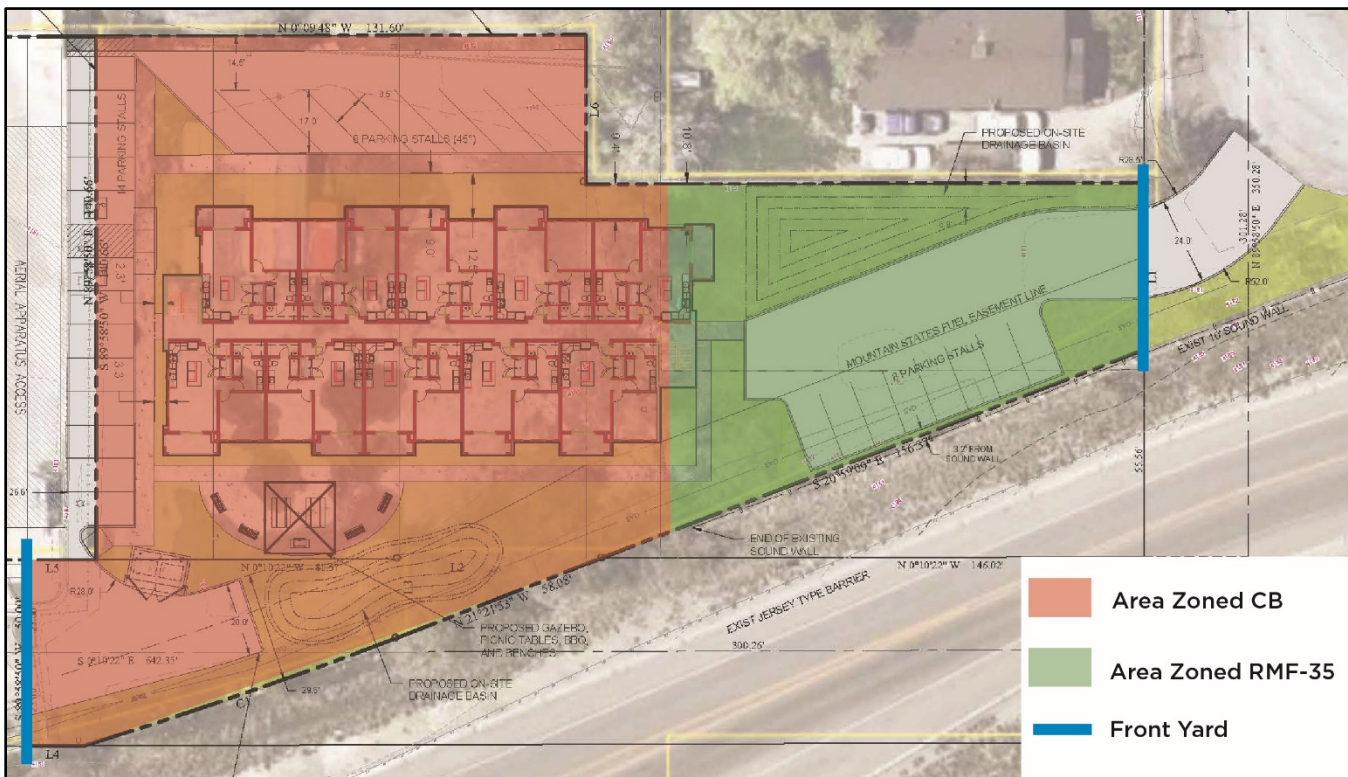


What is the proposed project?

The applicant has proposed a three-story multi-family apartment building containing 30 one-bedroom apartments off a shared corridor with on-grade parking. The proposed building will sit on a currently vacant parcel that the applicant has proposed to combine (at a later date) with the existing adjacent property. The applicant will convert the existing motel into studio apartments.

The subject property sits on a unique lot with two Zoning Districts, RMF-35 Moderate Density Multi-Family Residential District on the north half and CB Community Business District on the south half. Requirements for a given zoning district only apply to the area within the property where that district is located. The applicant proposes situating the building primarily within the CB portion of the property.

Two public streets abut the subject property, 900 W to the south and 1100 N to the north. Because there are public rights of way on both sides of the property, each end is considered a front yard.



Why is this request going through a planning process?

The applicant's proposed project does not quite meet all the applicable requirements found in the Salt Lake City Zoning Regulations. The Design Review and Planned Development processes allow the Planning Commission to modify specific regulations for a project, provided the project meets certain standards found in the City's zoning regulations. Through these processes, the applicant has requested modifications to the requirements the project does not meet.

What is a Design Review?

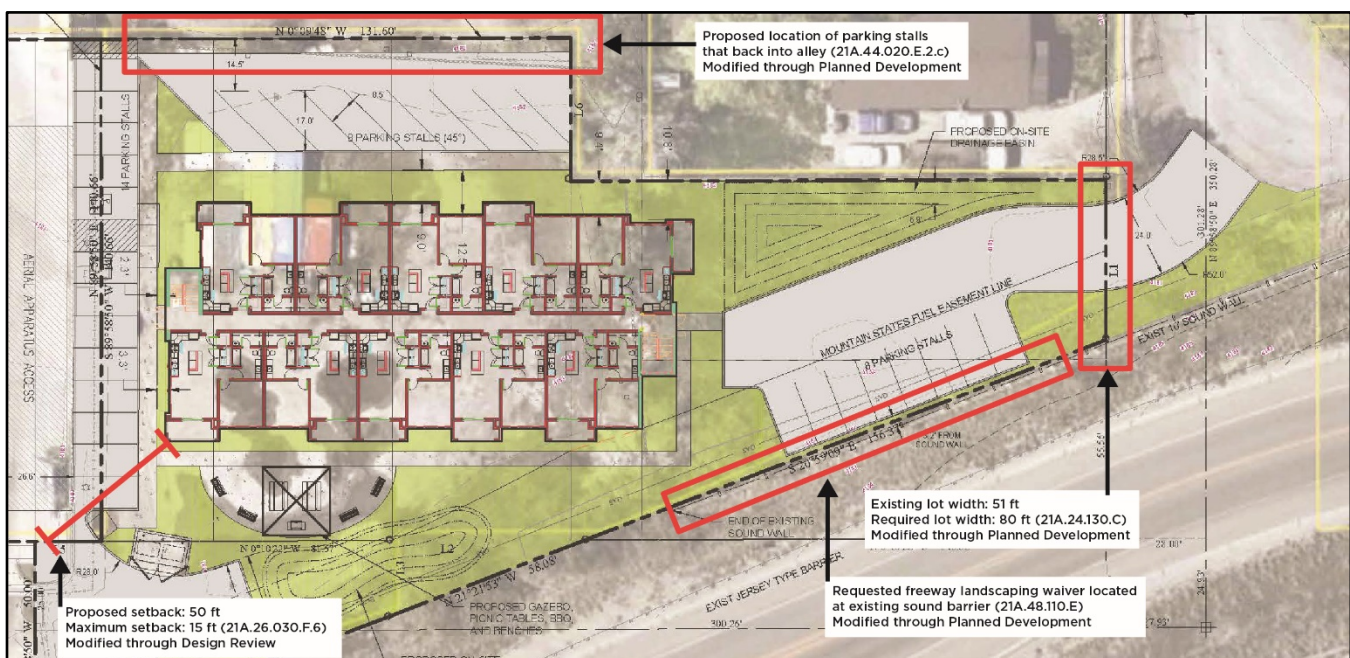
There are times when the Salt Lake City Zoning Regulations cannot anticipate all development issues that may arise. Design Review by the Planning Commission allows applicants to request minor modifications to applicable regulations, allowing some flexibility in administering these standards. Design Review approval requires that a proposed project adheres to relevant standards found in section [21A.59.050](#) of the City's zoning regulations.

The Planned Development process provides relief from some regulations for a proposed project, provided the project helps to achieve City goals identified in adopted Master Plans and provides an overall benefit to the community. The Planning Commission reviews all Planned Development applications against the standards found in section [21A.55.050](#) of the City's zoning regulations.

The CB district requires a 15-foot maximum front-yard setback for new construction (see section [21A.26.030.F.6](#) of City's zoning regulations), meaning that all new buildings must be constructed within 15 feet of the front property line. For an exception from this requirement, applicants must request Design Review approval from the Planning Commission.

In addition to requesting an exception from the maximum front-yard setback. The applicant has requested Planned Development approval from the Planning Commission to waive a few other requirements. Specifically:

- In addition to all other relevant zoning requirements, the proposed project will need to meet the Planned Development standards in section [21A.55.050](#) of City code. The diagram below illustrates where the requested exceptions would be located on the subject property.



What are the next steps?

- Notice of this application has been sent to the Rose Park and Capitol Hill Community Councils' chairs, where the property is located. They may choose to schedule the matter at an upcoming meeting. Please contact Community Council chairs for more information on whether the Poplar Grove or Fairpark Community Councils will review this petition and when and where that meeting will occur. You can find information regarding community councils at <https://www.slc.gov/community-councils/>.
- Notice has also been sent to property owners and residents within 300 feet of the project.
- Notified parties are given a 45-day period to respond before a public hearing with the Planning Commission can be scheduled. During and following this comment period, the Planning Division will evaluate the proposal against the applicable standards, while considering public comments as they relate to the standards, and develop a recommendation for the Planning Commission.
- The Planning Commission will then hold a public hearing for additional public comments and decide on the matter.
- If the Planning Commission approves the request, the project will move to building permit review.

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. Visit the open house webpage for this petition:
2. Click "Additional Information"
3. Click any applicant-submitted item to download submitted plans

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

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