

Salt Lake City Planning Division - Public Information Sheet
Petition PLNPCM2021-00068 –
500 Parkview Mixed-Use Development Design Review



Request Type: Design Review for Front/Corner Side Yard Setbacks
Location: 1320 & 1328 S. 500 East
Zone: CN – Neighborhood Commercial

Jacob Shirley, Think Architecture, representing the property owner, Alexey Kotov, has submitted an application for Design Review for a mixed-use development (residential & commercial) to be located at the above referenced address. The applicant is requesting that the Planning Commission consider modification to the “Front & Corner Side Yard Setback” requirements through the Design Review process as required by City Code Section 21A.26.020(F)(1). The required Front and Corner Side Yard Setback in the CN Zone is 15’. The applicant is requesting a reduction of 13’ for a 2’ setback along 500 East to match the setback of adjacent structures to the north, and is requesting a 1’ reduction for a 14’ setback for a portion of the building on the corner of Sherman Avenue and 500 East. The majority of the proposed structure meets the required 15’ setback along Sherman Avenue.

The applicant proposes 27 apartment units to be built over 29 structured parking stalls. There is no maximum residential density associated with the CN Zone. Approximately 1,200 square feet of commercial space is located along 500 East to include the corner at Sherman Avenue. The commercial space will wrap around the building and have frontage on both 500 East and Sherman Avenue. Vehicular access for the parking garage will be via an alley that runs adjacent to the west of the proposed building. A connecting private drive that the developer will construct on private property leading onto Sherman Avenue which will connect the alley through the block. The overall building height is proposed to be approximately 25’ which is the height allowed in the CN Zone. Exterior building materials include fiber cement lap and panel siding, metal siding, brick, natural wood, and glass.



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If you have questions about the project or have comments, please contact the project planner:

Lex Traughber, Senior Planner
(385) 226-9056
lex.traughber@slcgov.com