



Information Sheet

Project // Poet Row Townhomes
Address // 1448 & 1470 S Main St
Request Type // Planned Development

Petition // PLNPCM2021-00524
Applicant // Corey Middleton,
representing the property owners

Request Summary

Corey Middleton, representing the property owners William Whipple and George Venizelos, has submitted a Planned Development application to the City for a new townhome development at approximately 1448 and 1470 S Main Street. The proposal is located in the CC, Corridor Commercial, zoning district.

The proposal is for two 3-story buildings with an overall height of approximately 30 feet. The development includes 40 dwelling units. Each unit includes a two-car garage. The applicant is seeking Planned Development approval in order to modify the 15' minimum front and corner setback requirements of the zone. The buildings would be built up to the front and corner property lines.



Review Criteria

- Planning Staff is reviewing the application against the Planned Development standards of the code ([21A.55.050](#)) and the general zoning requirements, including, but not limited to, the applicable Corridor Commercial zoning regulations ([21A.26.050](#)).

Public Process and Next Steps

- The Planning Division is in the process of obtaining public comments on this project to help identify concerns and issues from the public.
- Notice has been sent to the Chairperson of the recognized community organization for this area.



PLANNING DIVISION



- Following the 45-day public comment period, which ends on July 23, the proposal will be scheduled for a public hearing before the Planning Commission.
- 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 for the Planning Commission.
- The Planning Commission will hold a public hearing and make a decision on the submitted proposal.
- The public hearing has not yet been scheduled. Public notices will be sent to property owners and residents within 300 feet of the proposal when that has been scheduled.

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:

- Daniel Echeverria at 385-226-3835 or daniel.echeverria@slcgov.com

Attachments

- A. Applicant's Project Narrative
- B. Applicant's Development Plans