

Project Information

Planned Development, Design Review, Preliminary Subdivision



PLNPCM2021-00824 (Design Review), PLNPCM2021-00825 (Planned Development) and PLNSUB2021-00826 (Preliminary Subdivision)

What is the request?

The petitioner, Jarod Hall of di'velept, is seeking Planned Development, Design Review, and Preliminary Subdivision approval to redevelop the property located at 928 and 938 W South Temple and 18, 28, 30, and 36 N Chicago St with 30 townhome units. The approvals are requested for the following:

- **Design Review:** The applicant is requesting Design Review approval as the development would not receive enough points through the TSA development review process for administrative (staff level) approval, modifications are requested for an additional 6% of stucco is requested (16% total), and a modification to the requirement for building entrances every 40 feet (48 feet proposed for the southwest building).
- **Planned Development:** The applicant is requesting Planned Development approval as 15 of the individual townhome lots will not have street frontage and one of the buildings does not have street frontage.
- **Preliminary Subdivision:** The development also involves a preliminary plat to create the individual new townhome lots.



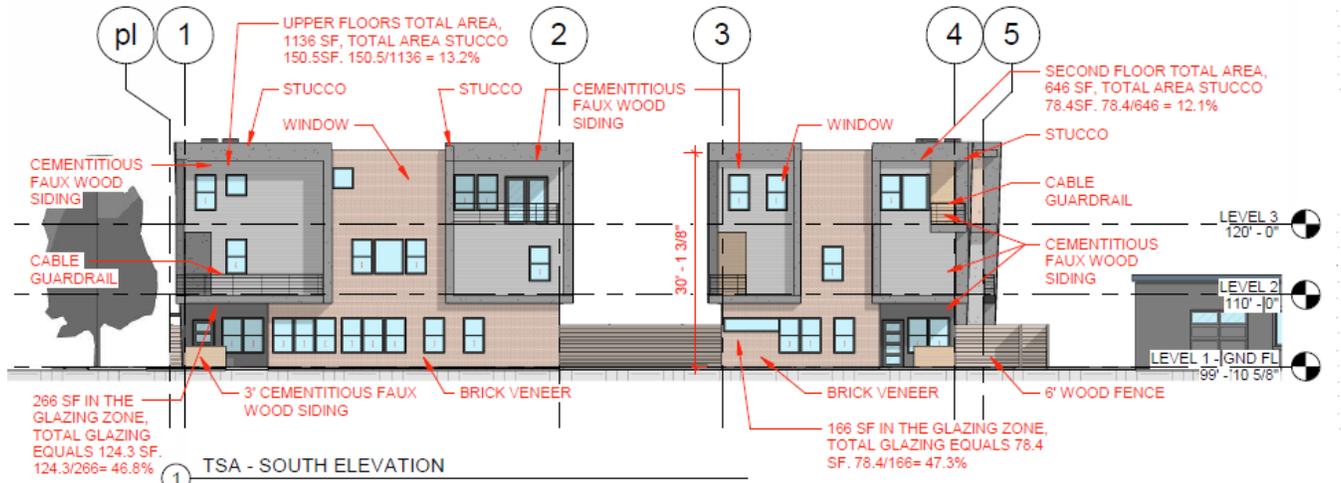
Rendering of proposed development

What are the next steps?

The site of the proposed request is within the Poplar Grove Community Council boundary and is within 600 feet of the Fairpark Community Council boundary. Please contact the chair(s) of these organizations to determine whether a community council will review this petition and when and how that meeting will occur. The contact information for these groups is as follows:

- Erik Lopez, Poplar Grove Community Council, erik.lopez@poplargoesc.org
- Nigel Swaby, Fairpark Community Council, nigelcdr@yahoo.com
- During and following this comment period, the Planning Division will evaluate the proposal against the applicable standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.

South Temple Elevation:



Chicago Street Elevation:

