



Euclid Corners – Planned Development & Design Review at 1012 W 200 S

Planning Petition Information for PLNPCM2021-00870 & PLNPCM2022-00176

Petition Number: PLNPCM2021-00870 and PLNPCM2022-00176

Application Type: Planned Development & Design Review

Project Location: 1012 West 200 South

Zoning District: Transit Station Area - Urban Neighborhood - Transition District (TSA-UN-T)

Overlay District: Airport Flight Path Protection

Council District: District 2, represented by Alejandro Puy

What is the request?

Salt Lake City has received a request from Pascal Meyer, on behalf of NeighborWorks Salt Lake, requesting Planned Development and Design Review approval to develop a proposed 16-unit townhome project at approximately 1012 West 200 South. The subject parcel is currently vacant and located in the TSA Urban Neighborhood Transition District (TSA-UN-T) with a height limit of 50 feet. The proposed project is approximately 37 feet in height from grade. Each unit will have designated parking located in an underground garage that is accessed via the alleyway to the north of the property. The project received Planned Development approval in 2016, but the approval expired prior to the applicant obtaining a building permit or recording a final plat.

Planned Development and Design Review approval is required for the following zoning modifications:

1. Lots without frontage on a public street.
2. Reduction of the northern side yard setback, which is adjacent to an RMF-35 zone, from 25 feet to 17 feet.

Additional modifications may be considered as part of the review process.



What are the next steps?

- Notice of this application has been sent to the Chair of the Poplar Grove Community Council, where the property is located, who may choose to schedule the matter at an upcoming meeting. 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.andrew.lopez@gmail.com

- Notice has also been sent to property owners and residents within 300 feet of the project to obtain public input and comments on the proposal. 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, taking into consideration 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 make the final decision on the matter.

What is the role of the Planning Staff in this process?

Planning Staff processes the application, communicates with the applicant to understand the project, and seeks input from the community.

Where can I get additional 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 at <https://www.slc.gov/planning/open-houses/>.
2. Click on the project title for this petition, located under the “Active Online Open Houses” section
3. Click “Additional Information”
4. Click any applicant-submitted item to download submitted plans

Public comments and questions

We want to hear from you! To submit a comment or question please contact the staff planner via email or leave a voicemail, your questions will be answered within a week after the comment period has ended.

- **Start of Comment Period:** March 2, 2022
- **End of Comment Period:** April 18, 2022

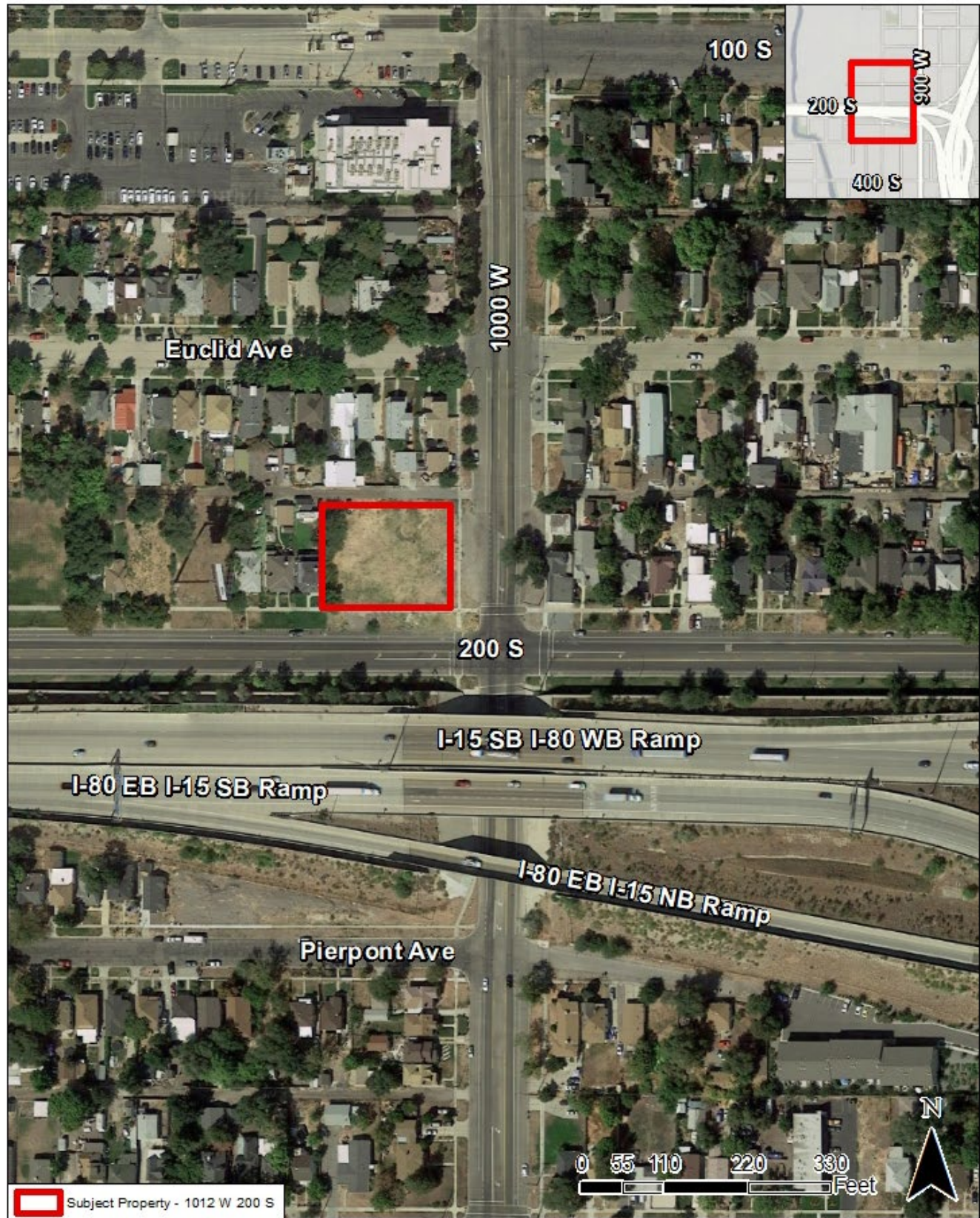
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Project Planner: Amanda Roman, Principal Planner

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Phone Number: 801.535.7660

Vicinity Map





Proposed building elevations