



West Quarter Block C – 260 West 200 South

Design Review

Planning Petition Information for PLNPCM2022-00141

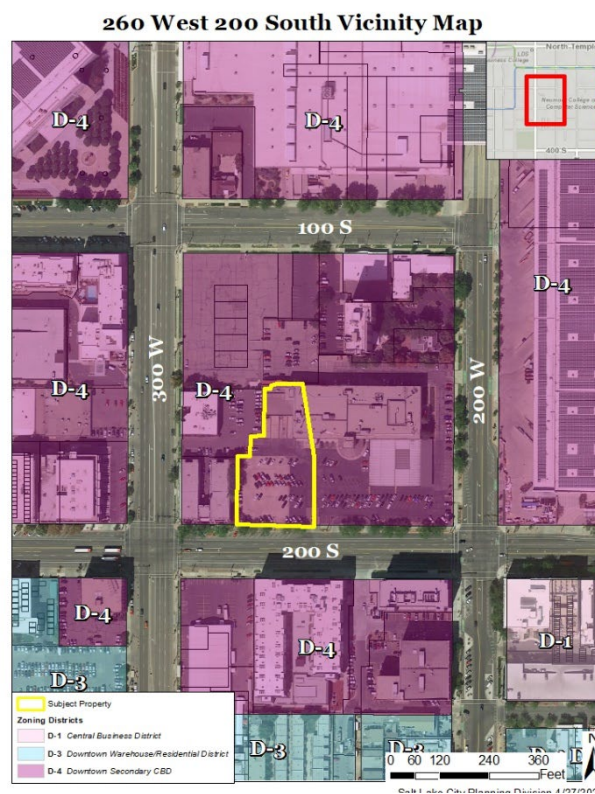
Petition Numbers: PLNPCM2022-00141

Application Type: Design Review

Project Location: 260 W 200 S

Zoning District: D-4, Downtown Secondary Central Business District

Council District: Council District 4, Represented by Ana Valdemoros



What is the request?

The applicant, Troy Tueller with Dwell Design Studio, representing the property owner, is requesting Design Review approval to develop the property at approximately 260 W 200 S in the D-4, Downtown Secondary Central Business District. The proposal is to construct a 16 story, multifamily residential, mixed-use building with 323 residential dwelling units. The unit mix includes 85 studios, 161 one-bedroom, 68 two-bedroom, and 9 three-bedroom units. The first floor of the building will contain retail spaces and a residential lobby. Floors 2-8 will consist of a parking deck with 343 parking stalls wrapped in residential units. Floors 8-16 will consist of residential units and associated amenity spaces including a roof top courtyard with a swimming

pool on the 9th floor. The applicant is also proposing to extend the existing Quarter Row mid-block private street along the eastern lot line of the subject site and record an associated public access easement.

The applicant is requesting a Design Review to exceed the building height allowance of the D-4 Zoning District by approximately 109 feet. The zone permits a building height of 75 feet and the applicant is proposing a height of approximately 184 feet. The regulations of the D-4 zone allow developments constructing privately owned mid-block streets with a public easement to increase the height of the building on the remaining abutting parcel through the Design Review process.

What are the next steps?

- Notice of this application has been sent to the Downtown Community Council and the Downtown Alliance, 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:
 - Thomas Merrill, Chair, Downtown Community Council
 - Downtown Alliance – Email: dee@downtownslc.org

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:** (May 2, 2022)
- **End of Comment Period:** (June 6, 2022)

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.

Project Planner: Brooke Olson, Principal Planner

Email: (brooke.olson@slcgov.com)

Phone Number: 801.535. 7118