

# 800S - Design Review at 330 W 800 S



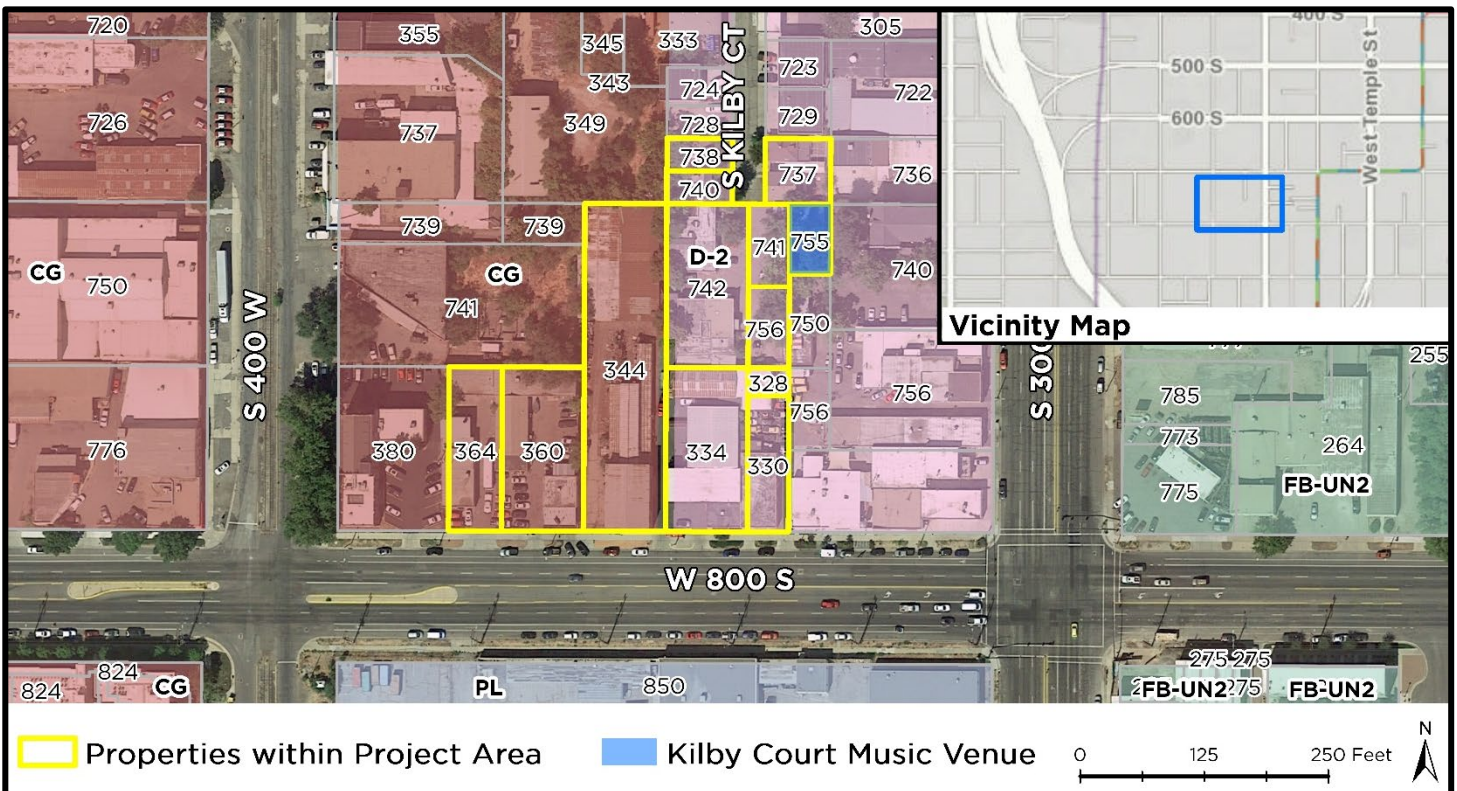
## Planning Petition Information for PLNPCM2022-00694

**Petition Number:** PLNPCM2022-00694  
**Application Type:** Design Review  
**Project Location:** 330 W 800 S  
**Zoning District:** CG General Commercial and D-2 Downtown Support  
**Council District:** District 4, Ana Valdermoros



### What is the request? (Brief Project Description)

Salt Lake City is reviewing a petition submitted by Stephen Droll of Valerio Dewalt Train Associates, representing the property owner, requesting Design Review approval to construct an 8-story, 86-foot-tall mixed-use development project at approximately 330 West 800 South. The project area currently includes multiple properties split between the CG General Commercial and D-2 Downtown Support zoning districts (see map below). The properties would need to be consolidated into a single lot before construction could begin on the project. Because the proposed building is taller than 60 feet in height, Design Review by the Salt Lake City Planning Commission is required.



Specifically, this proposal would include 336 residential units ranging in size from studio to 3-bedroom and retail space that would face 800 South. Structured parking would be located internally to the building. The proposed project is unique because it includes *and will preserve* the Kilby Court music venue. As part of the proposal, a new midblock walkway would connect Kilby Court (the street) to 800 South.

Design Review is a process that is meant to ensure higher-quality outcomes for developments that could have a significant impact on their surroundings (i.e., buildings above a certain height). Design Review requires that these projects are compatible with their surroundings, do not negatively impact public space and infrastructure, and help to achieve City goals and policies identified in adopted Master Plans. The Planning Commission reviews all Design Review applications according to the standards found in section [21A.59.050](#) of the City's zoning regulations.

### What are the next steps?

- Notice of this application has been sent to the Ballpark and Central 9<sup>th</sup> Community Councils, as well as the Downtown Alliance. These organizations may choose to schedule the matter at one of their upcoming meetings. Please contact the community organization chair for more information on whether they will review this petition and when and where that meeting will occur. Contact information for community organizations can be found at [slc.gov/community-councils/](http://slc.gov/community-councils/).
- Notice has also been sent to property owners and residents within 300 feet of the project.
- 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 a final decision on the matter.
- If the commission approves the Design Review request, then the applicant would be able to submit a building permit application for the construction of the proposed project

### 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:** Monday, August 22, 2022
- **End of Comment Period:** Friday, October 7, 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.

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