

Hardware Village II Design Review

Planning Petition Information for PLNPCM2022-00586



Petition Number: PLNPCM2022-00586

Application Type: Design Review

Project Location: 152 N 500 W

Zoning District: TSA-UC_C

Overlay District: Groundwater Source Protection Overlay

Council District: District 3, Chris Wharton



Hardware Village II

What is the request? (Brief Project Description)

Dwell Design Studio, on behalf of the property owner, has requested Design Review approval for the Hardware Village II project to be located at approximately 152 N 500 W. The 2.4-acre parcel is located in the TSA-UC-C (Transit Station Area -Urban Center Station – Core Area) zoning district. The project is for a new 8 story mixed-use building with parking, commercial space, 343 residential units, and common space for residents. Design Review is being requested to allow for design standard modifications, specifically for reduction in ground floor use and materials, a reduction in building entrances, and to exceed the maximum street facing façade length and building setbacks.



152 N 500 W – Hardware Village II - Project Site

What are the next steps?

- Notice of this application has been sent to the Chair of the Fairpark, Capitol Hill, and Downtown Community Councils 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:
 - David Sheer – Capitol Hill – council@chnc-slc.org
 - Bryan Hill – Downtown – bhillone@msn.com
 - Nigel Swaby – Fairpark – nigelcdr@yahoo.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:** September 15, 2022
- **End of Comment Period:** October 10, 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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