



OPEN HOUSE FACT SHEET  
**Warnock Commons Planned Development**  
2435 S 500 E



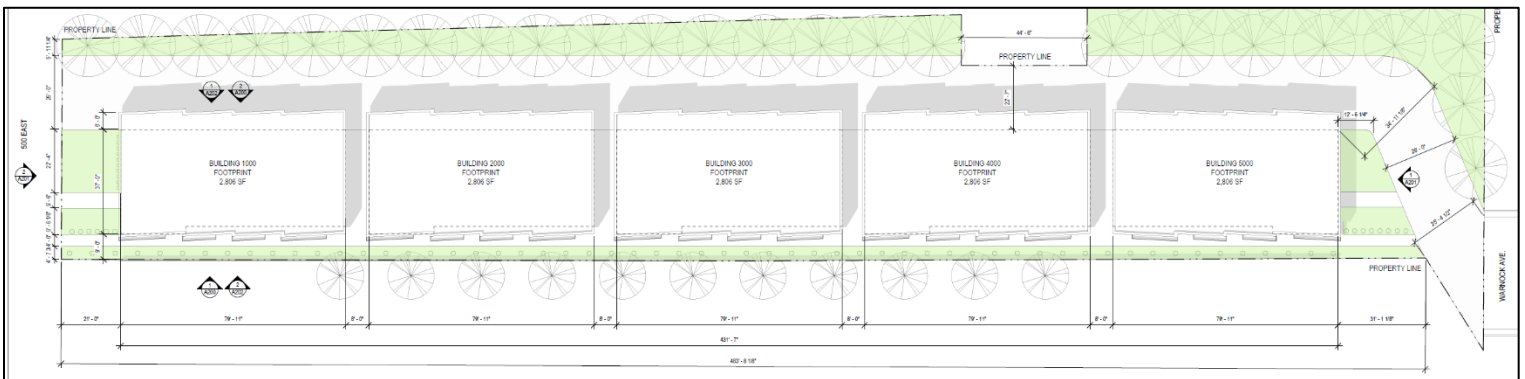
PLNPCM2022-00864  
November 2, 2022

### SUMMARY OF THE PROPOSAL

Salt Lake City has received a request from Altus Development Group for Planned Development approval to construct 20 townhomes on the property at 2435 S 500 E. Existing structures will be removed and replaced with the new development. The property is located in the RMF-35 (Moderate Density Multi-Family) Zoning District. There may be other zoning-related items that arise during the application review process.

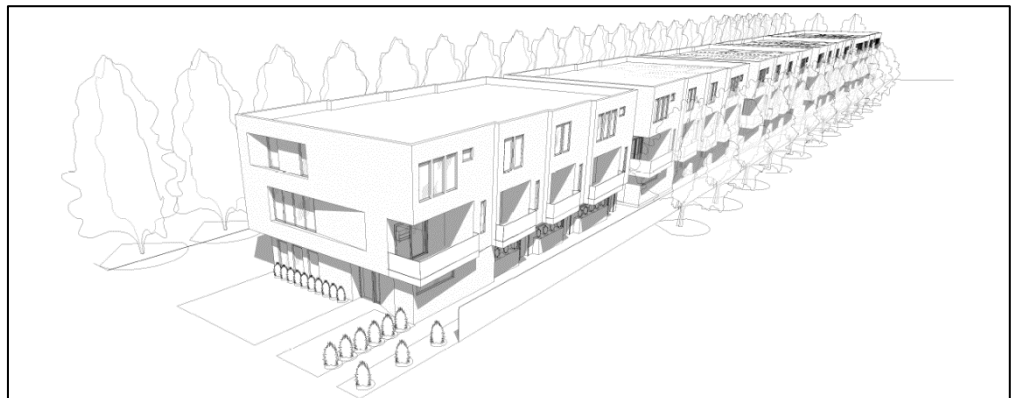
Planned Development approval is required for the following zoning modifications:

1. Principal buildings without frontage on a public street. ([21A.36.010.B.1](#))
2. A reduction in the interior side yard required for side entry buildings from 12' to 9'-11' on the south side of the property. ([21A.24.010.H](#))
3. A reduction in the required interior side yard for multi-family dwellings in the RMF-35 zoning district from 10' to 9' in some areas, again on the south side of the property. ([21A.24.130.E.3.d](#))
4. A reduction in the required landscape buffer from 10' to 5', again on the south side of the property. ([21A.48.080.C.1](#))
5. A waiver of the freeway scenic landscape setback size requirements along the I-80 frontage. ([21A.48.110.D](#))



### PLANNING STEPS

- The Planning Division is in the process of obtaining public comment on this project to help identify concerns and issues from the public.
- The Planning Commission will hold a public hearing and will make a decision to approve or deny the Planned Development.



## NEED MORE INFORMATION?

1. Go to the SLC Citizen Access Portal: <https://citizenportal.slcgov.com/Citizen/Default.aspx>
2. Click "Planning Check or Research Petitions"
3. Type the petition numbers PLNPCM2022-000864
4. Click on "Record Info"
5. Select "Attachments" from the drop-down menu to see the submitted plans.

## CONTACT INFORMATION

If you have any questions or comments,  
please contact:

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