



Pacific Yard

Planning Petition Information for PLNPCM2021-00835 and PLNPCM2021-00822

Petition Numbers: PLNPCM2021-00835 and PLNPCM2021-00822

Application Type: Design Review and Planned Development Approval

Project Location: 443 W 700 South, 720 S 400 West, 704 S 400 West

Zoning District: CG - General Commercial

Overlay District: 100-year Floodplain Overlay, Salt Lake City Warehouse National Historic District

Council District: City Council District 4, represented by Ana Valdemoros



Rendering of proposed Pacific Yard mixed-use building. The long façade is on 700 South (overhead utility lines not shown), the short façade at left faces 400 West.

What is the request?

KTYG Architects, on behalf of the developer, Urban Alfandre, is requesting Design Review and Planned Development Approval for a mixed-use (residential and retail) building at 443 W 700 South, 720 S 400 West, and 704 S 400 West. The proposed project is a 7-story building with 6,000 square feet of ground floor retail space on 400 West and 6,000 square-foot leasing office on 700 South. The building would contain 292- apartment units on top of a two-story parking structure with 202 parking stalls. The proposed multifamily residential and retail building occupies approximately 1.3 acres and would consolidate three separate parcels in the CG - General Commercial Zoning District. The proposal includes a midblock walkway on the western property boundary, as required in the Downtown Plan.

The applicant is requesting Design Review approval for a:

- 7-story building (87 feet 10 inches). In the CG zone, 5 stories (60 feet) are allowed by right.

The applicant is requesting Planned Development approval to:

- waive required 10' setbacks on the front, corner, and rear yards.
- waive required landscaping. In the CG zone, additional floors require increased landscaping equal to 10% of the area of additional floors.



The property is in the Granary District of the Downtown Plan area, on the southwest corner of 700 South and 400 West. The applicant is proposing to consolidate 3 lots, creating a single lot $\frac{1}{2}$ block (330 feet) wide on 700 South, and $\frac{1}{4}$ block wide (165 feet) on 400 West.

What are the next steps?

- Notice of this application has been sent to the Chairs of the Ballpark, Central 9th, and Downtown Community Councils, in or near where the property is located. The Central 9th Community Council hosted a combined community council presentation on the project at their January 10, 2022 meeting via videoconference, which was recorded.

- Please contact the chair(s) of these organizations for questions on their response to the petitions or to obtain a copy of the recording. The contact information for these groups is as follows:
 - Amy Hawkins, Chair, Ballpark Community Council - amy.j.hawkins@gmail.com
 - Bryan Hill, Chair, Downtown Community Council - bhill@vestar.com
 - Paul Johnson, Chair, Central 9th Community Council - central9thcc@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:** January 19, 2022
- **End of Comment Period:** February 16, 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: Laura Bandara, Urban Designer

Email: laura.bandara@slcgov.com

Phone Number: 801.535.6188