



1805 S Alliance House – Planned Development

Planning Petition Information for PLNPCM2022-00975

Petition Number: PLNPCM2022-00975
Application Type: Planned Development
Project Location: 1805 S Main Street
Zoning District: Commercial Corridor
Overlay District: South State Street Overlay
Council District: D-5, Represented by Darin Mano



Proposed Architectural Rendering

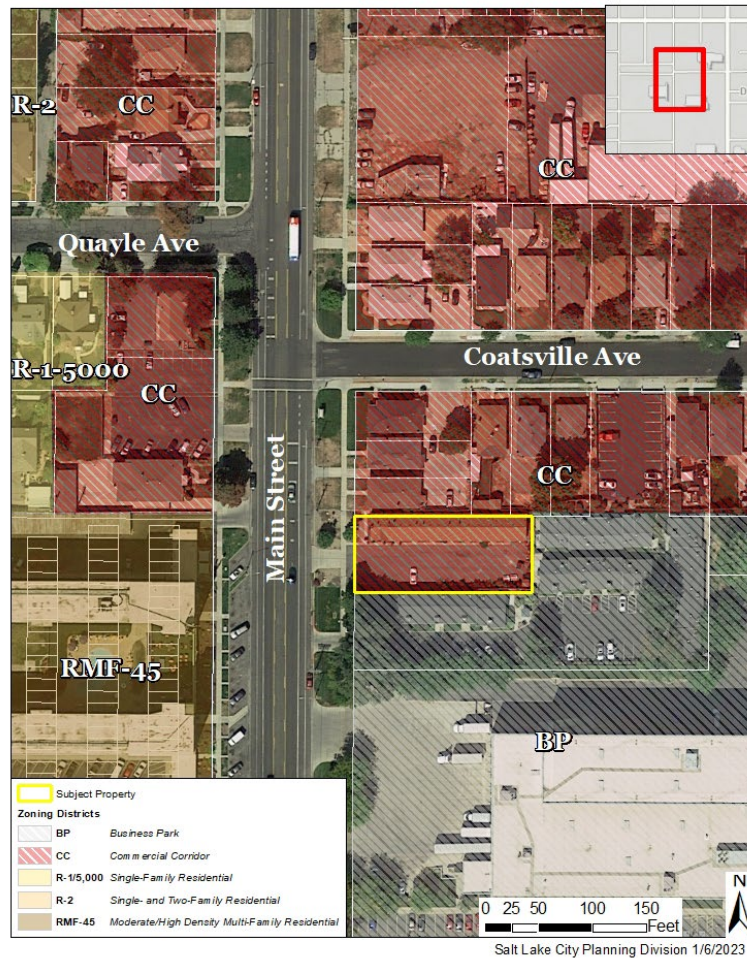
What is the request?

Salt Lake City has received a request from Cowboy Partners, property owner representative, for Planned Development approval to construct two new 2-story, multifamily residential apartment buildings located at approximately 1805 S Main Street. The proposed development will consist of 16 deeply affordable, residential units for individuals with incomes as low as 0% of the area median income (AMI), including a community room which can be converted to a short term or long-term residential unit as needed, 10 surface parking stalls and two outdoor community patio areas.

Through the Planned Development process, the applicant is requesting the following modifications:

1. Rear yard setback reduction: The Commercial Corridor Zone requires a minimum rear yard building setback of 10 feet. The applicant is requesting a modification to reduce the rear yard setback to 1 foot.
2. An off-street parking reduction: Multifamily residential developments in the CC zone are required to provide 1 off street parking space for every 1-bedroom dwelling unit. The applicant is requesting a modification to reduce the number of required off street parking stalls from 16 stalls to 10 stalls.

1805 S Main Street Vicinity Map



Vicinity Map

What are the next steps?

- Notice of this application has been sent to the Chair (s) of the Ballpark and Liberty Wells 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:
 - Ballpark CC Chair: Amy Hawkins (amy.j.hawkins@gmail.com)
 - Liberty Wells CC Chair: Bill Davis (info@lwccslc.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:** January 9, 2023
- **End of Comment Period:** February 23, 2023

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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