

**Salt Lake City Planning Division - Public Information Sheet  
Proposed Zone Change, Master Plan Amendment & Planned  
Development – Telegraph Exchange Lofts & Townhomes  
PLNPCM2019-01110 & 01111 and PLNSUB2019-01112**



**Location:** 833 South 800 East and 847 South 800 East  
**Zone:** RMF-45 (Moderate/High Density Residential) and R-2 (Single and Two-Family Residential)

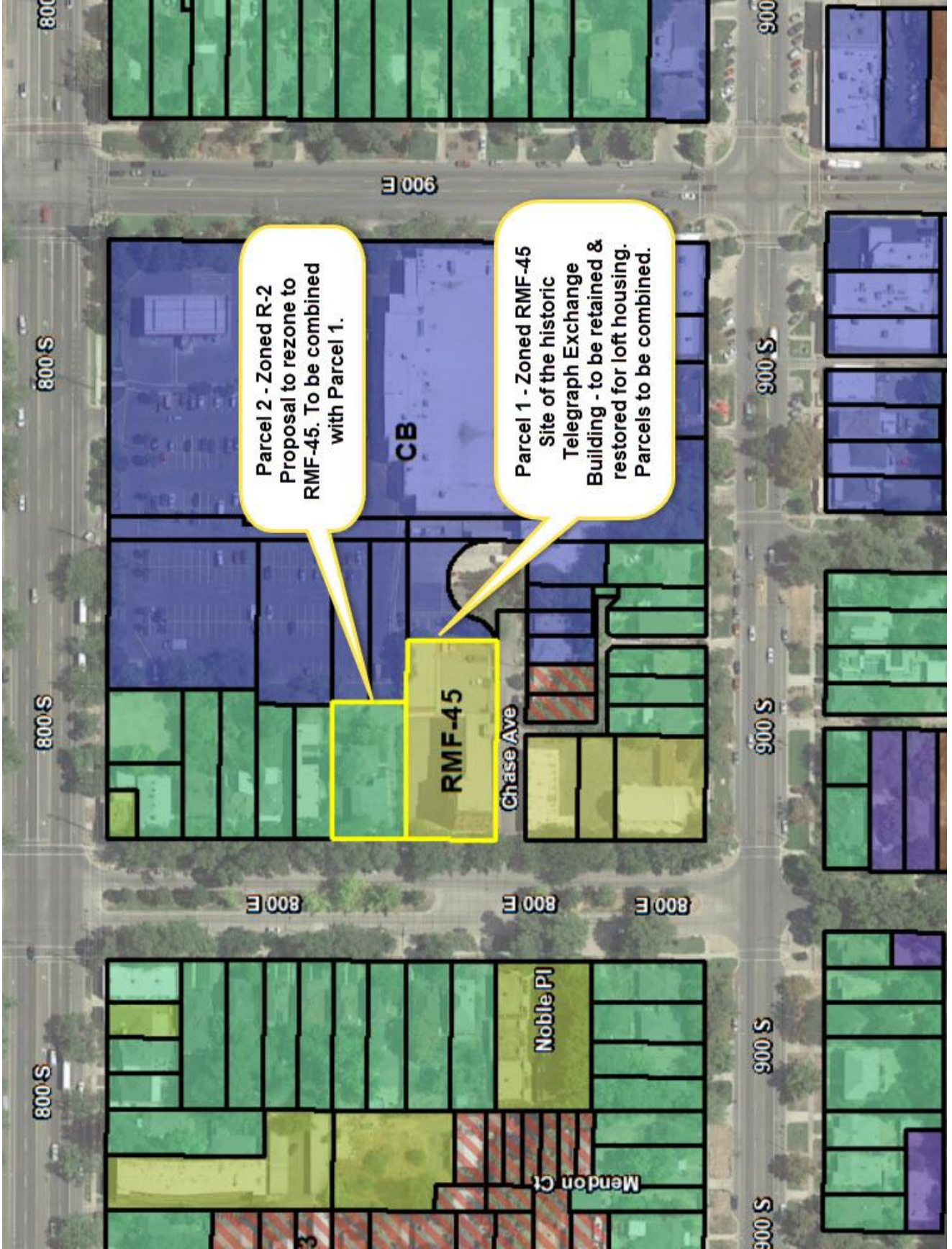
**Applications:** Micah Peter of Clearwater Homes, the property owner, is requesting a Master Plan Amendment, Zoning Map Amendment (Rezone), and Planned Development approval to construct a twenty-three (23) unit residential development called the Telegraph Exchange Lofts at 833 & 847 South 800 East. The proposal involves two (2) properties, the smaller of which is currently zoned R-2 – Single and Two-Family residential. The larger parcel containing the existing Telegraph Exchange Building is zoned RMF-45 – Moderate/High Density Multi-Family. Under the proposal a total of six (6) residential lofts would be developed within the existing Telegraph Exchange Building which would be rehabilitated. An additional seventeen (17) new 3-story townhouse units would be added to the combined site. The existing building is 58-feet tall, and the new units would not exceed 30-feet in height. A total of 47 parking spaces will be provided on the site. The proposed project is subject to the following petitions:

- a. **Master Plan Amendment** - The associated future land use map in the Central Community Master Plan currently designates the subject property at 833 S 800 E as low-density residential. The petitioner is requesting to amend the future land use map for the parcel to medium/high density residential. Case number **PLNPCM2019-01110**
- b. **Zoning Map Amendment** - The subject property at 833 S 800 E is currently zoned R-2 – Single and Two-Family Residential. The petitioner is requesting to amend the zoning map designation of the property to the RMF-45 – Moderate/High Density Residential District. Case number **PLNPCM2019-01011**
- c. **Planned Development** – Planned Development approval is needed to address various yard setbacks to property lines for the proposed multi-family development. Case number **PLNSUB2019-01012**

A map is included on the back of this page which shows the location of the proposal.

**For additional information and questions**, the Salt Lake City Planning Division staff contact is:

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Parcel 2 - Zoned R-2  
Proposal to rezone to  
RMF-45. To be combined  
with Parcel 1.

Parcel 1 - Zoned RMF-45  
Site of the historic  
Telegraph Exchange  
Building - to be retained &  
restored for loft housing.  
Parcels to be combined.