

# MEMORANDUM

451 South State Street, Room 406  
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Planning and Zoning Division  
Department of Community Development

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**TO:** Salt Lake City Planning Commission

**FROM:** Doug Dansie, Senior Planner

**DATE:** May 22, 2013

**SUBJECT:** PLNSUB2012-00481 108 South 300 West - Union Station

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Attached is the staff report of the original approval of the Union Station hotel project located at 108 South 300 West. It was approved on September 26, 2012.

The petitioner has asked that some items of the Planned Development be modified; specifically they are asking for a reduction in the square footage of retail space in the Marriott hotel located on 100 South. They are asking for a reduction because they have found it difficult to find funding for a project containing so much retail space in this financial market. They are proposing to replace some of the retail space with the pre-function space of the meeting rooms. The meeting space will still be open to the sidewalk (although the grade of the portions of the plaza on private property will be modified to match interior grades) Retail space will remain in the building on the east end of the Marriott building and will be open to the sidewalk. Retail will also remain in the Hyatt building which occupies the corner of 100 South and 300 West.

Staff is bringing this to the attention of the Planning Commission because the reduction in retail is not listed as one of the minor changes the Planning Director can make. Staff is supportive of the change because:

There is still retail on 100 South in both this building and the adjacent building,  
100 South is not a major retail street,

The hotel has responded to the design issue by continuing to provide windows and operable doors along 100 South, therefore the street remains activated.

The change in retail space is located mid-block

Also attached are the drawings for the new proposed site plan with decreased retail.