

Salt Lake City Planning Division Record of Decision
October 10, 2018 5:30 p.m.
City & County Building 451 South State Street, Room 326

1. **The Exchange Planned Development and CBSDR at Approximately 320 E 400 South** - Downtown SLC Partners, the developer representing the property owner, Salt Lake City Corporation, has initiated petitions for a Planned Development and Conditional Building and Site Design (CBSD) for "The Exchange" a proposed mixed-use development at approximately 320 E 400 South. The proposal consists of two new buildings that will be completed in phases. The first phase is a 9-story structure with over 15,000 square feet of retail and 286 mixed-income units. The applicant is requesting 5 FT of additional building height through the Planned Development process and Conditional Building and Site Design Approval for modifications to the Design Standards in 21A.37 of the zoning ordinance. The project is located in the TSA-UC-C (Transit Station Area Urban Center Core) zoning district in Council District 4, represented by Derek Kitchen. (Staff Contact: Amy Thompson at 801-535-7281 or amy.thompson@slcgov.com) **Case Numbers PLNPCM2018-00470 & PLNSUB2018-00434**

Decision: Approved Phase 1 Building A with conditions

2. **D-2 Design Standards Zoning Text Amendment** – Mayor Jackie Biskupski has initiated a petition to add design standards for new construction in the D-2 Downtown Support District. The proposed modifications include addressing setbacks, building design standards, affordable housing incentives, allowing projecting signs and other changes. The amendment would apply to all properties located in the D-2 zoning district. Other related provisions of Title 21A may be amended as part of this petition. (Staff Contact: John Anderson at 801-535-7214 or john.anderson@slcgov.com) **Case Number: PLNPCM2018-00118**

Decision: A positive recommendation was forwarded to the City Council

3. **Jefferson Walkway Planned Development Major Modification** - A request by Brody Leven, at 830 South Jefferson Street, for a major modification to the Jefferson Walkway Planned Development. The proposed major modification includes the location of an accessory building and mechanical equipment in the front yard of the subject property. The proposed structure would be approximately eight feet by eleven feet and seven feet six inches in height. The proposed structure would encroach approximately five feet into the front yard setback. The proposal also includes the placement of mechanical equipment in the required front yard setback. The mechanical equipment would be approximately four feet in height and would not extend further into the front yard than the proposed accessory building. The property is located in an FB-UN1 Form Based Urban Neighborhood zoning district and in City Council District Four, represented by Derek Kitchen. (Staff Contact: Nick Norris at 801-535-6173 or nick.norris@slcgov.com) **Case Number PLNSUB2015-00801**

Decision: Approved with modifications
