

Salt Lake City Planning Division Record of Decision
February 13, 2019 5:30 p.m.
City & County Building 451 South State Street, Room 326

1. **Planned Development Extension Request at approximately 563 E 600 S** – Kristen Clifford, the consultant who represents the property owner, Ernesto Gutierrez, is requesting the Planning Commission grant a one-year time extension on approval of a Planned Development for a Mixed-Use building at the above listed address. Planned Development approvals include creating a lot without frontage and setback modifications. The Commission granted approval for this project on March 28, 2018. The project is located in the R-MU-35 (residential/mixed use) zoning district within Council District 4 represented by Ana Valdemoros (Staff contact: Amy Thompson at (801) 535-7281 or amy.thompson@slcgov.com) **Case number PLNSUB2017-00297**

Decision: One-year extension approved

2. **Urban Alfandre FB-UN2 Building Height Amendment Expanded** - James Alfandre, representing the property owner, requests an amendment to the Zoning Ordinance to allow additional building height for multiple properties in the FB-UN2 Zoning District (Form Based Urban Neighborhood) located on the south side of 900 South between 200 West Street and Washington Street. The request would include the subject properties in the designated area for building height up to 5 stories/maximum 65 feet. The property is currently subject to a height limit of 4 stories/maximum 50 feet. This proposed amendment would affect Section and Table 21A.27.050.C FB-UN2 Building Form Standards: Height, in the Salt Lake City Zoning Ordinance. Other related sections of Title 21A Zoning may also be amended as part of this petition. The site is located in Council District 5 represented by Erin Mendenhall. (Staff Contact: Casey Stewart at (801)535-6260 or casey.stewart@slcgov.com) **Case number: PLNPCM2017-00590 (Legislative matter)**

Decision: Tabled for more information

3. **Mixed Use Development at 611 S Main** - a request from 6th and Main, LLC, for a planned development to facilitate a mixed-use development on three parcels at approximately 611 S Main consisting of 175 high-end apartment units above 11,356 square feet of commercial space on the ground floor. Currently, there is an AT&T store, event center, and burger restaurant on the site. The planned development seeks to allow for the height of the building to be reduced from the required 100 feet on street corners in the district to approximately 85 feet. The subject parcels are located in the D-1 (Central Business District) zoning district and are within Council District #4, represented by Ana Valdemoros. (Staff contact: Chris Lee at 801.535.7706 or chris.lee@slcgov.com). **Case number PLNSUB2018-00993**

Decision: Approved with conditions

4. **900 S Retail Addition Conditional Use & CBSDR** - Daniel Schmeling, the architect representing the property owner, Eaton & Larsen, LLC, is requesting a Conditional Use to construct an addition to a commercial building at approximately 1037/1043 E 900 South. The property is located in the RB (Residential Business) zoning district which requires a Conditional Use process for construction of an addition to an existing building for a nonresidential use that includes the demolition of a residential structure. For the purposes of the RB zoning district, a residential structure is a structure that has maintained the original residential exterior without significant structural modifications. The applicant is also requesting a modification to Design Standards located in 21A.37 of the zoning ordinance through the Conditional Building and Site Design Process. The site is located in Council District 5 represented by Erin Mendenhall. (Staff contact: Amy Thompson - (801) 535-7281 or amy.thompson@slcgov.com) **Case numbers PLNPCM2018-00990 and PLNPCM2018-00991**

Decision: Approved with conditions
