

NOTICE OF APPLICATION – ADMINISTRATIVE DESIGN REVIEW

A Proposed Land Use Application has been submitted within your boundaries

West End Apartments – 730 W 900 S



DESCRIPTION

Helix Architecture + Design has submitted a Design Review application for West End Apartments, a proposed residential building with 240 units and 178 parking spaces. The units will consist of micro units, studios, and 1, 2, and 3 bedroom units. The current zoning for the project is RMU Residential Mixed Use. The proposed height is 10 stories, or 109'.

This project is requesting to utilize the Building Preservation Zoning Incentives, which allows for 3 additional stories of building height, subject to meeting the incentive eligibility requirements and design review standards. To meet eligibility requirements for the incentives, two existing buildings on the project site – 735 Genesee and 730 W 900 S - currently Forty Three Bakery and Glow Spa – will remain. Construction of the new building requires Design Review approval for the following:

- *Additional three stories of height (through building preservation incentives)*
- *Reduction of Active ground floor use from 80% to 79%*
- *Upper floor glazing reduction from 50% to 40%*
- *Max length of a blank wall*
- *Upper floor setback reduction from 15' to 12'*

APPLICANT

Douglas W. Stockman
Helix Architecture + Design

PETITION NUMBER(S)

Design Review

PLNPCM2024-01450

Building Incentives

PLNINC2024-01338

SUBMIT YOUR INPUT

The Planning Division is reviewing this proposal. A decision will be made on or soon after:

February 3, 2025

ASSIGNED PLANNER

Amy Thompson

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APPEAL PROCESS

Any aggrieved party may file an appeal of an administrative decision within 10 days of the decision to the Appeals Hearing Officer pursuant to Chapter 21A.16 of the Zoning Ordinance.

Other modifications may be approved through the administrative design review process if necessary.

12-DAY PUBLIC INPUT PERIOD *

Administrative Design Review requires a 12-day public notice period prior to deciding on the application. This development application is currently being reviewed for compliance with the RMU Zoning and D-2 Design Standards (the D-2 Design Standards are applicable per the development agreement associated with a prior rezone of the property), as well as the Standards for Design Review. If it's found the project meets the applicable standards, it will be administratively approved.

LEARN MORE ABOUT THE PROPOSAL

Citizen Access Portal

For additional information on the proposal visit the **Citizen Access Portal**. All materials submitted by the applicant are a public record and are available to download.

To access this information:

1. Visit citizenportal.slcgov.com.
2. Enter the **Petition Number** in the search bar.
3. Click the **"Records Info"** tab and select **"Attachments"**.
4. Select the desired attachments (located near the bottom of the page).

PROVIDING INPUT

As a Recognized Community Organization, we ask that you address the following in your comments:

- *Summary of potential issues, impacts, or community concerns with the proposal discussed during your organization's meeting.*
- *Recommendations to mitigate potential issues, impacts, or community concerns.*
- *Number of attendees (not including those with the Applicant or Planning Staff).*
- *If a vote was taken on the matter, please provide the vote tally.*
- *Questions the community would like to see addressed.*

