NOTICE OF APPLICATION
2151 E 2100 S - Petition # PLNPCM2020-00200
March 16, 2020

Dear Property Owners and Residents:

Pursuant to Sections 21A.10.020(B) and 21A.52.030(A) of the Salt Lake City Zoning Ordinance, this letter is to provide you notice of a special exception application for additional building height at approximately 2151 E 2100 S (The Twenty Ones). Please note that this project is currently under review through the City's Design Review process (PLNPCM2019-01170). No formal decisions have been made regarding that application.

The Planning Commission may approve, as a special exception, additional height not exceeding ten percent (10%) of the maximum height pursuant to the standards and procedures of chapter 21A.52. The maximum height in the CC: Community Commercial zone is 30 feet (30') with an additional 5 feet (5') for parapet walls that screen mechanical equipment. This request is for an additional 3' on Building 2 (see site plan on following page), totaling 33' to the roof deck. The total height, including the parapet walls, will not exceed the allowable 35' if it were approved by the Planning Commission.

The application is being reviewed for compliance with the general special exception standards (21A.52.060), located on the back of this sheet. This application will be reviewed by the Planning Commission at a Public Hearing. You will be notified at a later time of that meeting.

ADDITIONAL INFORMATION AND CONTACT:

The application details and associated plans can be accessed at https://aca.slcgov.com/citizen , by selecting the Planning tab, and entering the petition number **PLNPCM2020-000200**. If you have any questions, comments or concerns please contact Kristina Gilmore at 801-535-7780 or kristina.gilmore@slcgov.com.

NOTICE OF APPLICATION FOR SPECIAL EXCEPTIONS: You are receiving this notice because the Planning Director is required to provide written notice to all abutting properties and those properties located across the street from the subject property.

APPEAL PROCESS:

Any aggrieved party may file an appeal of an administrative decision within 10 days of the decision to the Planning Commission pursuant to Chapter 21A.52.120 of the Zoning Ordinance.

Salt lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hour in advance in order to inspect aforementioned application. Accommodations may

include: alternative formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, or additional information, please contact the Planning Office at 535-7757; or relay service 711.

21A.52.060: GENERAL STANDARDS AND CONSIDERATIONS FOR SPECIAL EXCEPTIONS

No application for a special exception shall be approved unless the planning commission or the planning director determines that the proposed special exception is appropriate in the location proposed based upon its consideration of the general standards set forth below and, where applicable, the specific conditions for certain special exceptions.

A. Compliance with Zoning Ordinance and District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.

B. No Substantial Impairment of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.

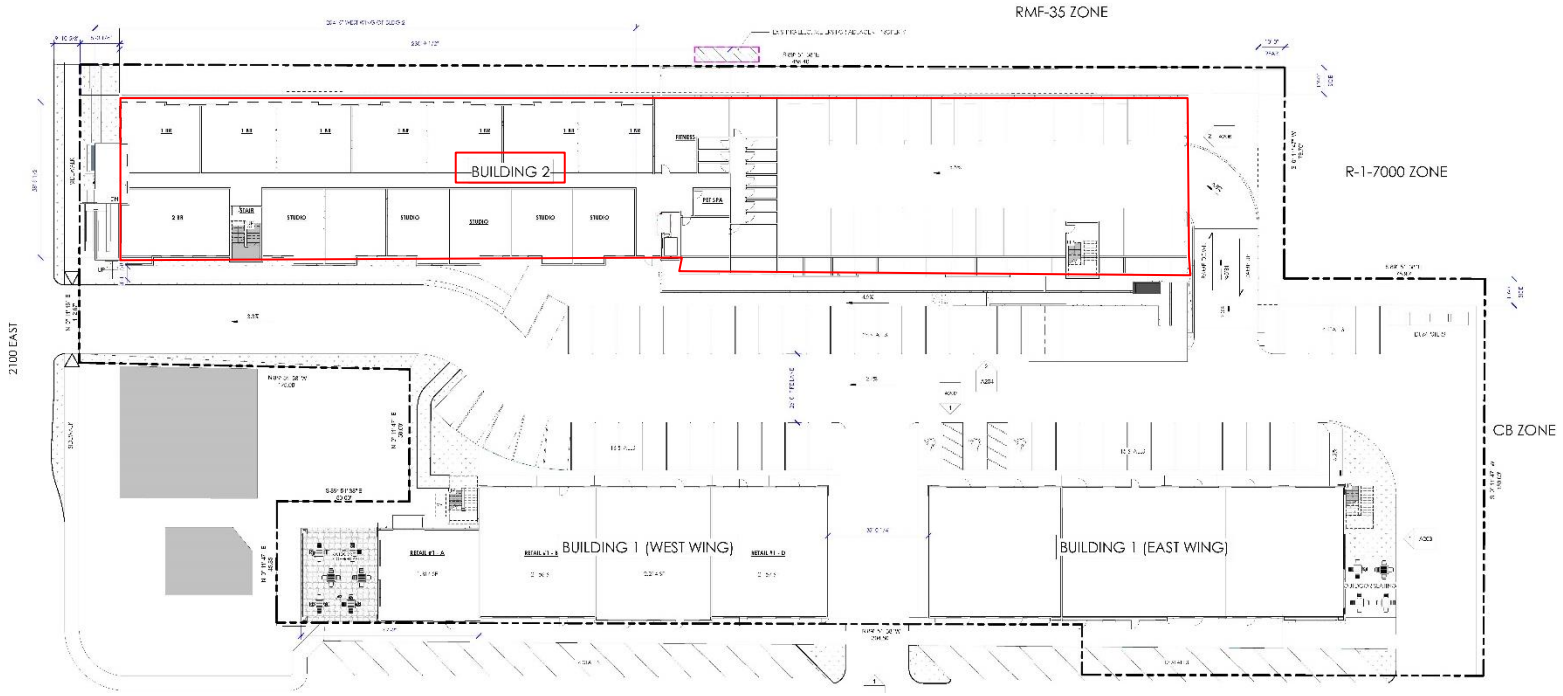
C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.

D. Compatible with Surrounding Development: The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.

E. No Destruction of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.

F. No Material Pollution of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.

G. Compliance with Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.



Full size plans can accessed and viewed at https://aca.slcgov.com/citizen, by selecting the Planning tab, and entering the petition number **PLNPCM2020-000200**.

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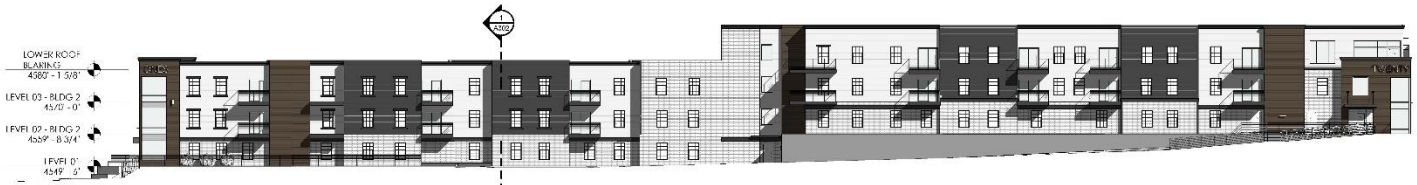

2 A204 **BUILDING 2 - SOUTH ELEVATION** 1/16" = 1'-0"

GRAPHIC SCALE 0 8 16' 32'

EXTERIOR NOTES

1. ALL EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED DOWN TO PREVENT LIGHT TRESPASS AND SHALL COMPLY WITH DARK SKY GOALS
2. MAX. HEIGHT OF IN-BLOCK PARKING LOT LIGHTS = 16'
3. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW; MECH SCREENS MAY EXTEND 5' ABOVE ALLOWABLE BUILDING HEIGHT

EXTERIOR FINISHES LEGEND

- SYNTHETIC WOOD SIDING
- BRICK - CHARCOAL
- BRICK - WHITE
- HARDIE PANEL - IVORY
- HARDIE PANEL - CHARCOAL

5 A204 **BUILDING 2 - SOUTH ELEVATION - EAST WING** 1/8" = 1'-0"

GRAPHIC SCALE 0 4' 8' 16'

6 A204 **BUILDING 2 - SOUTH ELEVATION - WEST WING** 1/8" = 1'-0"

GRAPHIC SCALE 0 4' 8' 16'

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TWENTY ONES
2100 S & 2100 E
SALT LAKE CITY, UT

DESIGN REVIEW RESUBMITTAL XX MAR 2020

AE2017.084

BUILDING 2 EXTERIOR ELEVATION - SOUTH

DATE: 3/9/2020 12:27:41 PM

SHEET #:

A204

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1 A205 BUILDING 2 - NORTH ELEVATION 1/16" = 1'-0"

0 8' 16' 32'
GRAPHIC SCALE

EXTERIOR NOTES

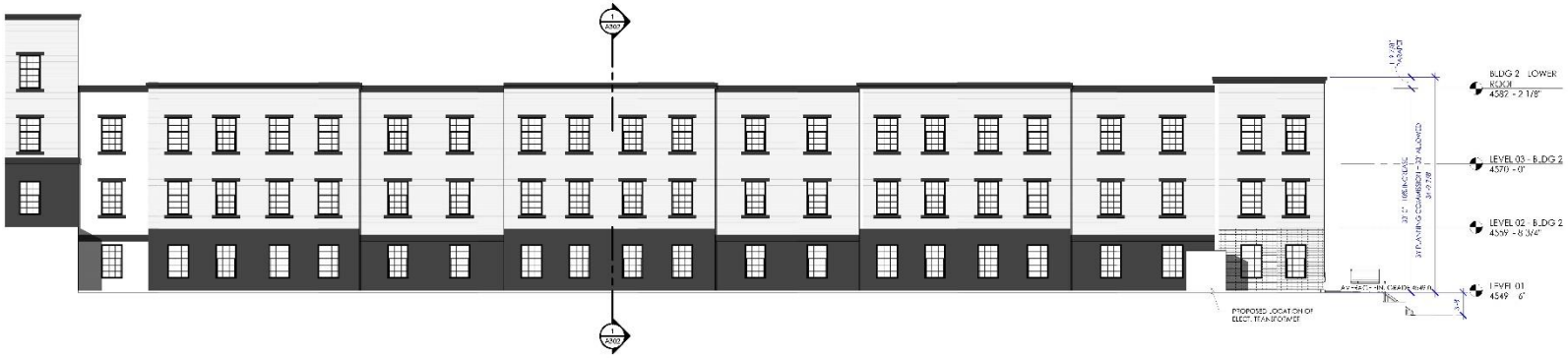
1. ALL EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED DOWN TO PREVENT LIGHT TRESPASS AND SHALL COMPLY WITH DARK SKY GOALS
2. MAX. HEIGHT OF INTERIOR PARKING LOT LIGHTS = 16'
3. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW; MECH SCREENS MAY EXTEND 5' ABOVE ALLOWABLE BUILDING HEIGHT

EXTERIOR FINISHES LEGEND

- SYNTHETIC WOOD SIDING
- BRICK - CHARCOAL
- BRICK - WHITE
- HARDIE PANEL - IVORY
- HARDIE PANEL - CHARCOAL

2 A205 BUILDING 2 - NORTH ELEVATION - EAST WING 1/8" = 1'-0"

0 4' 8' 16'
GRAPHIC SCALE



3 A205 BUILDING 2 - NORTH ELEVATION - WEST WING 1/8" = 1'-0"

0 4' 8' 16'
GRAPHIC SCALE

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TWENTY ONES
2100 S & 2100 E
SALT LAKE CITY, UT

Revision schedule

Date	Description	Revision Point
12	DRB MAR 2020	PAGE 11

DESIGN REVIEW RESUBMITTAL XX MAR 2020

AE2017.084

BUILDING 2 EXTERIOR ELEVATION - NORTH

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A205

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