



NOTIFICATION OF A PROJECT IN YOUR NEIGHBORHOOD

Proposed Design Review and Special Exception

PLNPCM2019-01170 & PLNPCM2020-00200

May 22, 2020

Dear Property Owner or Resident,

This letter provides you an update on “The Twenty Ones” Design Review & Special Exception due to the expanded project area. The applicant, Rockworth Companies and AE Urbia, plans to purchase the corner adjacent to the original site, currently the Blue Plate Diner and vacant coffee shop building parcels, therefore expanding the original project area. The expanded area is shown in red below. The expanded project area includes approximately 6,000 additional square feet of retail and restaurant space, as well as 10 additional apartments. An additional 39 parking stalls are proposed to the underground parking structure.

Overall Project Information:

The proposed project consists of two buildings, a north and a south building (see the backside of this page for a rendering). The proposed north building is a 3-story residential building that includes studios, and 1 & 2 bedrooms totaling 77 units. The south building is a 2-story mixed-use commercial and residential building with 31 residential units including studios, and 1 & 2 bedroom units. The ground floor contains approximately 21,000 SF of commercial space. A total of 164 parking stalls are provided onsite (surface + underground parking), and 24 stalls are provided on street.



 Project Area  Expanded Project Area

Next Steps:

An Online Open House has been set up to provide an opportunity for you to review information about the proposal and provide any questions or comments. This Open House meeting will be an electronic meeting pursuant to Salt Lake City Emergency Proclamation No. 2 of 2020 (2)(b).

To view the open house materials, please visit <https://www.slc.gov/planning/>. If you would like additional information, please contact the project planner Krissy Gilmore at (801) 535-7780 or kristina.gilmore@slcgov.com. Please provide any comments by June 22, 2020.

Following the Online Open House, the project will be scheduled for a public hearing at an upcoming Planning Commission meeting. Additional information including the date, agenda, and staff report will be posted as they are available.

Application Type: Design Review & Special Exception
Location: Approx. 2100 S & 2100 E
Zone: CB: Community Business District

Design Review: This project is required to go through Design Review due to building size limits in the CB: Community Business zoning district. Buildings in excess of seven thousand five hundred (7,500) gross square feet of floor area for a first-floor footprint or in excess of fifteen thousand (15,000) gross square feet floor area overall, are allowed only through the design review process.

Special Exception: The Planning Commission may approve, as a special exception, up to 3' of additional height. The maximum height in the CB 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 the north building 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.



View from intersection of 2100 South & 2100 East looking northeast. Renderings provided by the applicant.

NOTICE OF APPLICATION FOR DESIGN REVIEW: This notice is sent to all property owners and tenants within 300' of the subject property.