



Sugar House/East Liberty Park Proposal

Location: 1701 South 1100 East (Salt Lake Costume Co.)
Zone: : RB (Residential Business District)
Process: Planned Development
Contact: Staff Planner – Amy Thompson (801)535-7281
or amy.thompson@slcgov.com

Note: The below information is a summary of the proposal by Planning Division staff. For additional details on the proposal please see the full application from the petitioner.

What is the proposal?

James Glascock, the applicant representing the property owner, *Salt Lake Costume Properties, Inc.*, has submitted an application for a Planned Development. The proposal is to renovate the existing building into 19 apartment units. The applicant is requesting relief from the zoning ordinance requirements through the Planned Development process for the following items:

1. Decorative balconies and planters that project 12” into the required front and corner side yard
2. 5 FT of additional building height
3. Restoration of the existing sign



View of existing building looking south east from 1100 E.



Rendering provided by the applicant of the proposal

Where is the proposal?

The proposal is located at approximately 1701 S. 1100 East. The configuration of the lot will not change with the proposed Planned Development. The proposal maintains the existing surface parking areas located to the rear (east) of the building as well as the side yard (south) of the building.



Where can I access proposal details and plans?

The applicant has provided a packet of their plans for review as well as a project description. The application packet and individual plan sheets can be downloaded from the following link:

- Project Plans and Application Information - <https://goo.gl/S4jwJm>
 - Click “Record Info” and then “Attachments” from the drop down menu to see a list of plans and documentation available to download.

What City standards and guidelines apply to the proposal?

Planning staff is reviewing the proposal for compliance with the Planned Development standards. Those standards are located in the City’s Zoning Ordinance and can be accessed from the following links:

- Planned Development Standards - <https://goo.gl/1nUpQX>

The development is also being reviewed for compliance with the zoning standards for the property. The property is located in the RB (Residential Business) zoning district. Those standards can be accessed from the following link:

- RB Zoning Standards - <https://goo.gl/1VR9ay>

What are the next steps for the proposed development?

The development is being taken to a city open house on August 17th as well as the East Liberty Park and Sugar House Community Councils, to obtain public input and comments on the proposal. During and following this comment period, the Planning Division will evaluate the proposal against the applicable City standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission. The Planning Commission will then hold a public hearing for additional public comments and make a decision to approve, approve with conditions, or deny the proposal. The item is scheduled to go before the Planning Commission on September 13, 2017.