

# 1159 E 1300 S – Planned Development



## Frequently Asked Questions

### What is the request?

A request from Anthony Reilly, property owner, seeking approval for a Planned Development and Subdivision at 1159 E 1300 S. The property is in the R-1/5,000 Single-Family Residential zoning district. The existing house will remain, and a new single-family home will be built on the second lot.

### Why is the request going through a planning process?



Planned Development approval is required due to the requested modified side yard setback for the existing home on Lot 1 and because Lot 1 exceeds the maximum lot size of 7,500 SF. Both lots require Planned Development approval for reduced lot widths. There may be other zoning-related items that arise during the review process.

Required lot width: 50 feet

Proposed lot width:

Lot 1: 45 feet

Lot 2: 41 feet

R-1/5,000 side yard setback requirements: 4 feet and 10 feet on the opposite side

### What are the next steps?

- Notices have been sent to the East Liberty Park Community Council Chairs and property owners and residents within 300 feet of the project 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 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.

### Where can I get more information?

The applicant has provided a packet with the plans as well as a project description. The application packet is a public record and available for download. To access this information:

1. Go to the [SLC Citizen Access Portal](#)
2. Click "Planning Check or Research Petitions"

3. Type the petition number PLNPCM2020-00681 (Planned Development) and/or PLNSUB2020-00683 (Subdivision).
4. Select “Attachments” from the drop-down menu to see the submitted plans.

If you have any questions or comments regarding this proposal, please contact:

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