



OPEN HOUSE INFORMATION SHEET
COACHMAN MIXED USE
1301 SOUTH STATE STREET

PLNPCM2021-00898 - Planned Development
October 18, 2021



SUMMARY OF THE PROPOSAL

Salt Lake City has received a request from Ryan Mackowiak, representing the property owner, for a Planned Development to build the Coachman Mixed Use. The development would consist of a 6-stories building with underground parking, restaurant/commercial on the street level, structured parking/office space on the second level, and approximately 112 condominiums on the three floors above. The project is proposed to be 1-bedroom & 2-bedroom owner occupied condos.

At the sidewalk level, the building will have three separate and distinct spaces divided by vehicular and pedestrian access points. The floors above the ground level will be contiguous 543.75 feet. This property was recently zoned FB-UN2 (Form Base Urban Neighborhood 2) zoning district and the maximum length of any building façade facing a street in the FB-UN2 is two hundred feet (200'). A Planned Development will be required to allow for the increase in the length of the building façade.

A restaurant and an office building currently occupy the site. These existing structures will be demolished.

PLANNING STEPS

- The Planning Division is in the process of obtaining public comment on this project to help identify concerns and issues from the public.
- The Planning Commission will hold a public hearing and will decide to approve or deny the Planned Development.

NEED MORE INFORMATION?

1. Go to the SLC Citizen Access Portal: <https://citizenportal.slcgov.com/Citizen/Default.aspx>
2. Click "Planning Check or Research Petitions"
3. Type the petition number PLNPCM2021-00898
4. Click on "Record Info"
5. Select "Attachments" from the drop-down menu to see the submitted plans.

CONTACT INFORMATION

If you have any questions or comments, please contact:

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