



# The Harvey

## *Planning Petition Information for PLNPCM2021-01092*

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**Petition Number:** PLNPCM2021-01092

**Application Type:** Planned Development

**Project Location:** 501, 511, and 515 East 2700 South

**Zoning District:** CN, Neighborhood Commercial

**Council District:** District 7, Amy Fowler

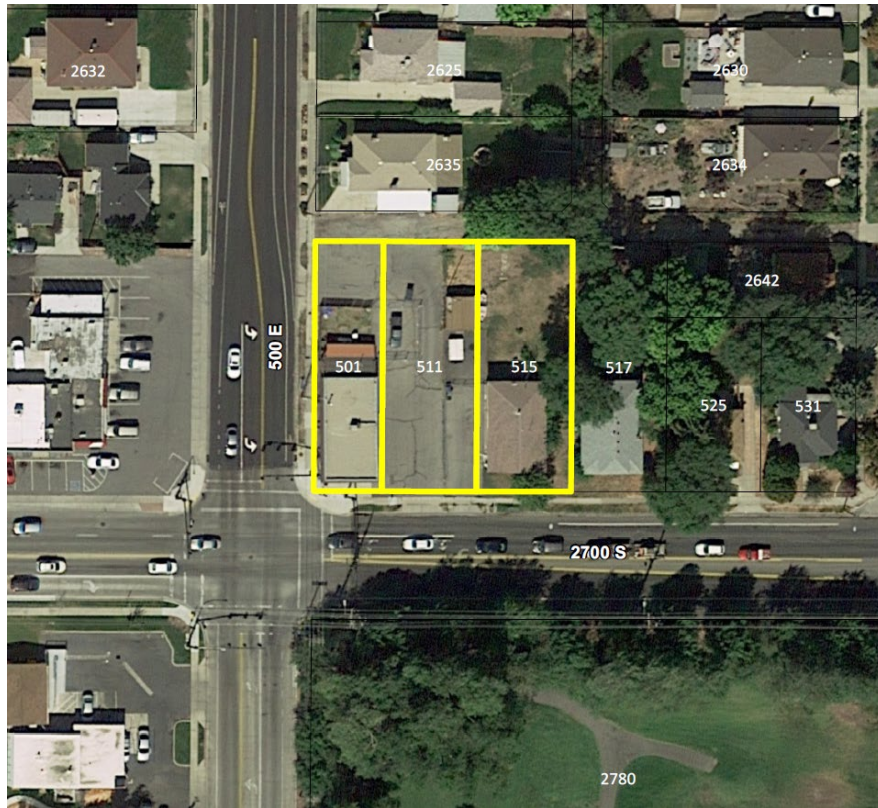


*Rendering of proposed development*

### **What is the request? (Brief Project Description)**

The petitioner, Alina Kowalczyk of Babcock Design, on behalf of the property owner, is seeking Planned Development approval to redevelop the property located at 501, 511, and 515 East 2700 South. The proposal is for 14 residential units (8 townhouse units and 6 apartment units) and one commercial unit on the corner. The Planned Development approval is requested for the following:

- Driveway in the 7' landscape buffer on the north property line to allow for access to parking garage from the alley
- Additional building height up to 5' to accommodate the garden level patios
- Modification to the required setbacks from 15' to 10' for the garden level patios
- Increase in the lot size maximum (16,500 sq. ft.) in the CN zoning district to approximately 18,000 sq. ft.



*Vicinity map with subject property outlined in yellow*

### **What are the next steps?**

- Notice of this application has been sent to the Chair of the Sugar House Community Council where the property is located, who may choose to schedule the matter at an upcoming meeting. Please contact the chair of this organizations to determine whether the community council will review this petition and when and how that meeting will occur. The contact information for this group is as follows:
  - Landon Clark, [Minnesotaute76@gmail.com](mailto:Minnesotaute76@gmail.com), 801-680-1816
- Notice has also been sent to property owners and residents within 300 feet of the project to obtain public input and comments on the proposal. Notified parties are given a 45-day period to respond before a public hearing with the Planning Commission can be scheduled.
- 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 the final decision on the matter.

### **What is the role of the Planning Staff in this process?**

Planning Staff processes the application, communicates with the applicant to understand the project, and seeks input from the community.

### **Where can I get additional 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. Visit the open house webpage for this petition at <https://www.slc.gov/planning/open-houses/>.
2. Click on the project title for this petition, located under the “Active Online Open Houses” section
3. Click “Additional Information”
4. Click any applicant-submitted item to download submitted plans

### **Public comments and questions**

We want to hear from you! To submit a comment or question please contact the staff planner via email or leave a voicemail, your questions will be answered within a week after the comment period has ended.

- **Start of Comment Period:** Monday, November 29, 2021
- **End of Comment Period:** Thursday, January 13, 2022

During and following this comment period, the Planning Division will evaluate the proposal against the applicable zoning standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.

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