

Bumper House Planned Development and Design Review



PLNPCM2022-01165 and PLNPCM2022-01166

Petition Number: PLNPCM2022-01165 and PLNPCM2022-01166

Application Type: Planned Development and Design Review

Project Location: Approximately 1050 S Washington Street

Zoning District: CG (General Commercial) Zoning District

Council District: D5 – Represented by Darin Mano



Elevation drawing showing front façade of proposed building

What is the request?

Salt Lake City has received a request from SMH Builders for Planned Development and Design Review approval to construct a new multi-family project consisting of 287 units on the property at approximately 1050 S Washington Street. The structure is proposed to be 73 feet 10 inches in height. Existing structures will be removed and replaced with the new development. The property is located in the CG (General Commercial) Zoning District.

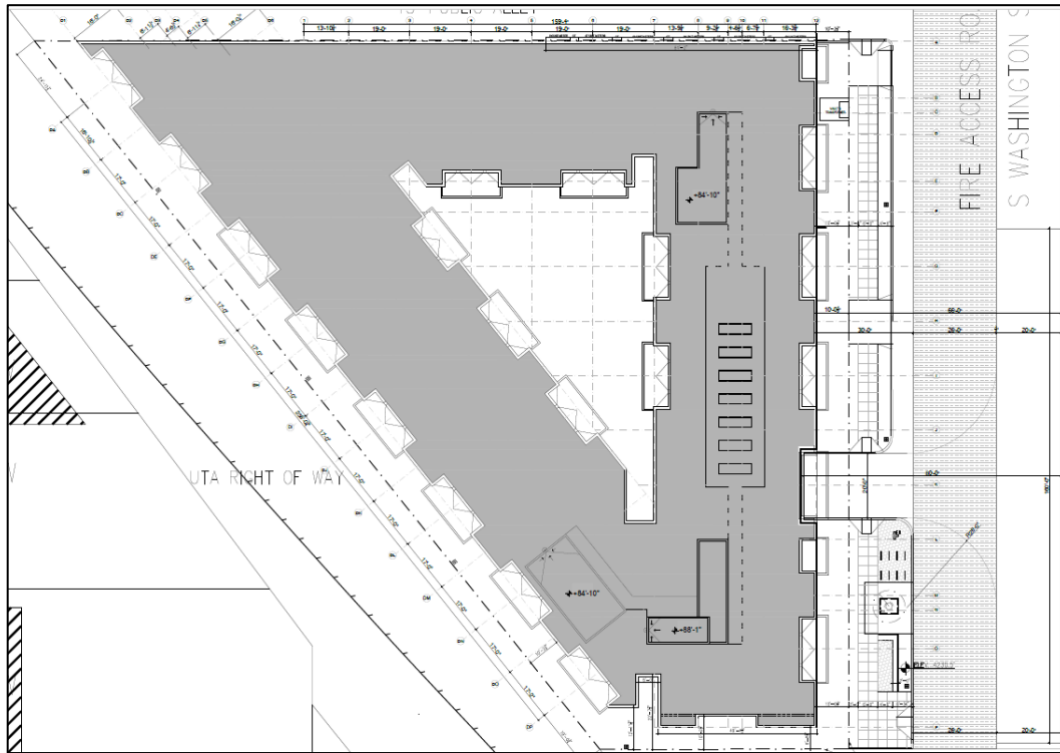
Design Review approval is required for the following reasons:

1. Constructing a building that would be taller than 60 feet in height. ([21A.26.070.F](#))

Planned Development approval is required for the following zoning modifications:

1. Encroachment of balconies into required front and rear yards. ([21A.26.070.D](#))
2. Lobby canopy encroachment into required front yard. ([21A.26.070.D.1](#))
3. Transformer box located in front yard area, closer than one foot to the front property line and without required screen. ([21A.40.160.C.1b](#))

There may be other zoning-related items that arise during the application review process.



Proposed site plan

What are the next 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 make a decision to approve or deny the Planned Development and Design Review.

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.sl.c.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:** January 12, 2023
- **End of Comment Period:** February 29, 2023

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.

Project Planner: Michael McNamee, Principal Planner

Email: michael.mcnamee@slcgov.com

Phone Number: 801-535-7226