

Project Information



PLNPCM2023-00365 – 1060 E 100 S – Victory Heights

Petition Number: PLNPCM2023-00365

Application Type: Planned Development

Project Location: 1060 E 100 S

Zoning District: RMF-45, Moderate/High Density Multi-family Residential District and RMF-30, Low Density Multi-family Residential District

Overlay District: Groundwater Source Protection, National Historic District, Floodplain

Council District: District 4, represented by Ana Valdemoros

What is the request?

Jonathan Hardy of BCG Holdings, on behalf of the property owner, is requesting Planned Development approval for the above address. The proposal is to convert the existing medical complex to a multi-family property by reusing the existing building, adding additional floors on the western portion and in place of some of the existing surface parking, and converting the majority of the surface parking to an amenity area. The applicant is seeking planned development approval for two items:



Rendering facing southeast

- 1) **Density:** Conversion of the nonconforming commercial use to a permitted residential use. In the RMF zoning districts developments that change a nonconforming commercial use to a permitted residential use with a Planned Development are exempt from the density limitations of the zoning district. The proposal is for 88 units, all of which will be affordable at, or below, 50% AMI. There are a variety of unit types: 66 studios, 18 3-bedroom, and 4 4-bedroom units.
- 2) **Building Height:** The applicant is seeking up to an additional 5' of building height. This is to accommodate the screening of mechanical equipment.

What are the next steps?

- Notice of this application has been sent to the Chair of the East Central Community Council, where the property is located, and the adjacent Preserve Our Avenues Zoning Coalition who may choose to schedule the matter at an upcoming meeting. Please contact the chairs of these organizations to determine whether a community council will review this petition and when and how that meeting will occur. The contact information for these groups is as follows:
 - Esther Hunter is 801-209-3455 or eastcentralcommunity@gmail.com
 - Peter Wright is 570-793-0446 or jwmckinnon@gmail.com
- 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 more information?

The application packet is a public record and available for download. To access this information:

1. Go to the [SLC Citizen Access Portal: https://citizenportal.slcgov.com/citizen/Default.aspx](https://citizenportal.slcgov.com/citizen/Default.aspx)
2. Click “Planning Check or Research Petitions”
3. Type the petition number PLNPCM2023-00365
4. Click on “Record Info”
5. Select “Attachments” from the drop-down menu to see the 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:** May 30, 2023
- **End of Comment Period:** July 14, 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: Sara Javoronok, AICP, Senior Planner

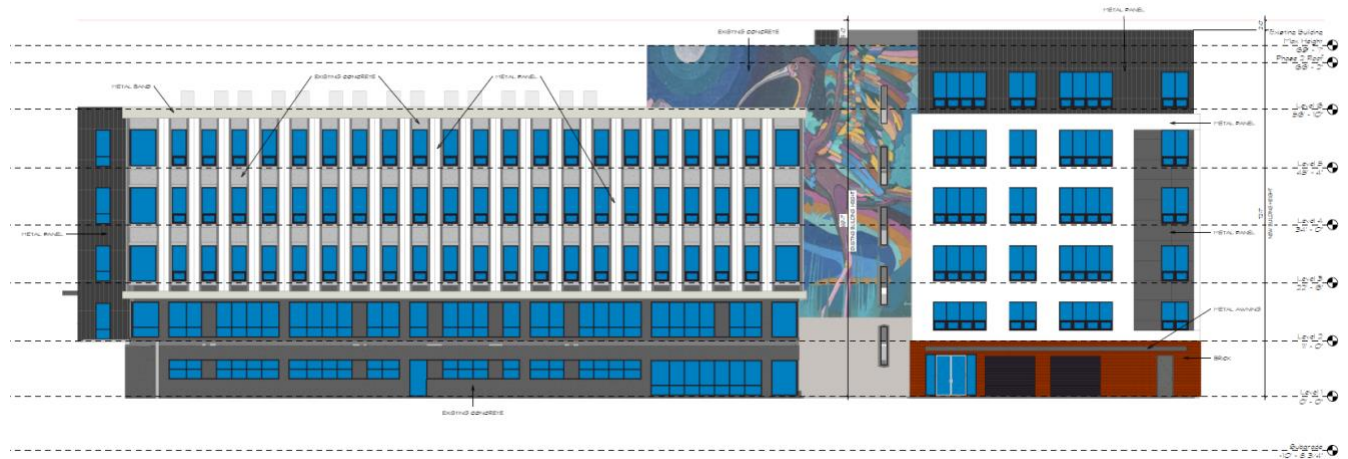
Email: sara.javoronok@slcgov.com

Phone Number: 801.535.7625



Subject property outlined in yellow.

100 S Elevation:



1100 E Elevation:

