



# MEMORANDUM

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

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To: Salt Lake City Planning Commission

From: Michael Maloy, AICP, Senior Planner, [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com) or (801) 535-7118

Date: November 8, 2017

Re: Planned Development Approval Extension for Central Ninth Rowhouses at 912-916 S Jefferson Street

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**ACTION REQUIRED:** Review and decide a planned development extension request submitted by Peter Corroon, Central Ninth Development Partners, LLC.

**RECOMMENDATION:** Approve time extension request.

**BACKGROUND & DISCUSSION:** On October 26, 2016, the Planning Commission voted 4-0 to approve with conditions petition PLNSUB2016-00581 for a residential planned development located at 912-916 S Jefferson Street. On October 18, 2017, the applicant, Peter Corroon, submitted a request to extend the Commission's approval for one additional year citing:

- Delays due to preexisting road improvement projects in the area, and
- Procedural and staff changes within the Redevelopment Agency, from whom the applicant is purchasing the property.

At this time, the applicant has subdivided the property and submitted construction drawings to Building Services (Building Permit No. BLD2017-04340). The applicant has also submitted applications to financial institutions to fund the development. However the plan review fee (for the building permit) has not been paid, and the "building plans" have not been deemed "complete," which the City requires in the following City Code:

**21A.55.130: Time Limit on Approved Planned Development**

No planned development approval shall be valid for a period longer than one year unless a building permit has been issued or *complete building plans have been submitted to the division of building services and licensing*. The planning commission may grant an extension of a planned development for up to one additional year when the applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact. Extension requests must be submitted prior to the expiration of the planned development approval (emphasis added).

The Planning Commission should also note that none of the surrounding land uses have changed in a manner that would result in an unmitigated impact.

**ATTACHMENT:**

- A. Extension Request

# **ATTACHMENT A: Extension Request**

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Central Ninth Development Partners, LLC  
76 H Street  
Salt Lake City, Utah 84103

Salt Lake City Planning Commission  
PO Box 145480  
Salt Lake City, UT 84114-5480

Oct 18, 2017

RE: Planned Development Approval Extension-Central Ninth Rowhouses-912-916 S. Jefferson

Dear Salt Lake City Planning Commission,

Please accept this letter as Central Ninth Development Partners' request for an extension of the planned development approval at 912-916 South Jefferson Street. This project will consist of four single-family rowhouses behind the Central Ninth Market that we completed last year.

This property is currently owned by the Redevelopment Agency. Central Ninth Development Partners is under contract to purchase the property but the sale closing date has been extended for the following reasons.

1. Road Improvements were scheduled for Spring of this year. It was agreed to by the RDA and Central Ninth Development Partners that the rowhouse construction should be delayed until the road improvements were completed in order to protect the commercial tenants at the Central Ninth Market from having two simultaneous construction projects. This would reduce the parking availability in the neighborhood and would have been harmful to their new businesses. However, the road improvements have been delayed and there is no current schedule to improve 900 South.
2. Due to procedural and staff changes within the RDA, the RDA has required additional time to get clarification on project documents and their ability to move forward with the project.

The outside deadline for the purchase of the property was extended by mutual agreement to February 21, 2018.

At this time, we have submitted construction drawings to the division of building services. In addition, we have submitted applications for funding of the development to outside banks. The property has also been subdivided for the rowhouses.

None of the surrounding land uses have changed that would result in an unmitigated impact to the property.

We respectfully request that the deadline be extended for another year.

Sincerely,



Peter Corroon  
Central Ninth Development Partners, LLC  
(801) 597-7471