

Salt Lake City Planning Division Record of Decision
October 24, 2018 5:30 p.m.
City & County Building 451 South State Street, Room 326

1. **Extension of Approval:** Applicant David Abraham, architect representing the Ritchie Group, has requested an extension of time to the approval of **PLNSUB2017-00418** and **PLNPCM2017-00419** Block 67 Planned Development and Conditional Use at approximately 131 S 300 W. The project was approved on November 8, 2017 and the request for an extension was submitted on October 15, 2018. The applicant is preparing building permit applications for the planned development and conditional use but has not yet submitted a complete building permit application and has requested a six-month extension to finalize the building permit application.

Decision: Extension approved

2. **Rezone and Master Plan Amendment** - Rockworth Companies, LLC, representing Third South, LLC, the property owner, is requesting a master plan amendment and zoning map amendment for the property located at 515 South 400 East. No specific site development proposal has been submitted at this time. The intent of the petition is change the zoning to allow for more flexibility to develop future multi-family residential, office or mixed-use development. The following two petitions are associated with this request.
 - a) Master Plan Amendment - The future land use map in the Central Community Master Plan currently designates the property as "Residential/Office Mixed Use". The petitioner is requesting to amend the future land use map for the parcel to "High Mixed Use". **Case number PLNPCM2018-00642**
 - b) Zoning Map Amendment - The property is currently zone RO – Residential Office. The petitioner is requesting to amend the zoning map designation of the property to R-MU – Residential/Mixed Use. **Case number PLNPCM2018-00643**

The property is located within Council District 4, represented by Derek Kitchen. (Staff contact: David J. Gellner at (801-535-6107 or david.gellner@slcgov.com)

Decision: Negative recommendation to approve was forwarded to City Council

3. **Cottage Court Planned Development Major Modification** - The applicant, Michael Brodsky, is requesting a major modification to the approved Cottage Court Planned Development: located at approximately 3075-3129 South 900 East. The proposed modification would authorize the salvage and remodeling of one existing residential building (which is located within the planned development and does not occupy 900 East street frontage), instead of its demolition and rebuilding. The parking for the residential building is proposed to be in the front yard of the property, which is located on the interior private street (not along 900 East), instead of within a garage as originally approved. Cottage Court is a Planned Development of 16 homes on two private streets that was approved by the Planning Commission on November 20, 2016. Phase one (eight homes on one private street) has been completed. The property subject to this application is 207 of phase two and the changes affect only one lot of the eight parcels on the second private street. The development is located in the R-1/5000 (Single Family Residential) zoning district within City Council District 7, represented by Amy Fowler. (Staff contact: Doug Dansie at 801-535-6182 or doug.dansie@slcgov.com). **Case number PLNSUB2016-00540**

Decision: Approved
