



MEMORANDUM

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Planning Commission

From: Grant Amann, Associate Planner

Date: December 13, 2022

Re: Updating requested modifications for PLNPCM2022-00426 Planned Development at approximately 1580 – 1620 S. 900 W.

Staff produced and published a staff report for the December 14, 2022 Planning Commission meeting for petition (PLNPCM2022-00426) which is a Planned Development at approximately 1580 – 1620 S. 900 W. The report was added to the city's website for the public to view on December 8, 2022. The Planned Development is for a 71 unit townhome project spread over 2.59 acres in 13 different structures. Because these structures do not all have frontage on a public street as required by code the project could only be approved through the Planned Development process. In addition individual lots without frontage along a public street are not allowed and must be approved through the same process.

After the report was published it was found that the applicant was not asking for a project that included individual lots for each dwelling unit. Instead, the applicant is working to complete a condominium plat for the project. This will still allow each unit to be for-sale as a condo unit but would not require the modification for individual lots without frontage.

Staff requests that the commission disregard the request for modification to create individual lots without frontage and to only review the request for buildings without frontage.