



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Katia Pace, 801 535-6354, katia.pace@slcgov.com
Date: May 10, 2023
Re: Time Extension - Coachman's Mixed-Use Planned Development (PLNPCM2021-00898)

Time Extension Request

BACKGROUND/DISCUSSION:

Mike Nikols, property owner, submitted a request for a one-year extension for the Coachman's Mixed-Use Planned Development (PLNPCM2021-00898) approval. The Planned Development was approved by the Planning Commission on April 27, 2022. The property is located at approximately 1313 S. State Street and is zoned FB-UN2. The project consists of two buildings connected by a sky bridge with 94 residential units with ground floor retail with structured parking and residential units on the floors above. The project received Planned Development approval for modifications to increase the maximum corner side yard setback to approximately 23.5 feet and to increase the maximum façade length to approximately 335 feet. The reason for the time extension is to find labor and secure financing for the project.

A Planned Development approval expires after one year "unless a building permit has been issued or complete building plans have been submitted to the Division of Building Services and Licensing." Since no complete building plans have been submitted and no building permits have been obtained for work on this development, the applicant must request an extension to maintain the original approval.

The Planning Commission may grant extensions for Planned Development approval for up to one additional year. An extension would push the expiration of the Planned Development to April 27th, 2024. If the extension is approved, the applicant will need to obtain a building permit or submit complete building plans to the Division of Building Services and Licensing before that date or request another extension.

ATTACHMENTS:

- [A. Time Extension Request Letter](#)
- [B. Record of Decision Letter](#)
- [C. Original Staff Report & Memo](#)

ATTACHMENT A: TIME EXTENSION REQUEST LETTER

From: [REDACTED]
To: [Pace, Katia](mailto:Katia.Pace@slcgov.com)
Subject: Re: FW: (EXTERNAL) Coachmans Rezone
Date: Thursday, April 27, 2023 11:22:46 AM
Attachments: [REDACTED]

Hello Katia,

The Coachmans Project is taking a little longer than expected. I need to ask for an extension on the Planned Development approval that is due today. I would be happy to either come down in person to do whatever is necessary to get this done. Please let me know as soon as possible. I am sorry I am contacting you on the day of...I thought it was May 5,2023 for the deadline.

Sincerely, Mike Nikols

On Wed, Apr 26, 2023 at 4:38 PM Pace, Katia <Katia.Pace@slcgov.com> wrote:

Mike,

I'm sorry for the delay in responding, I got back from a health-related leave and just read your email. Do you still need proof of the rezoning? I'm sending you a link to the ordinance signed and dated from when it was published:

<https://webdme.slcgov.com/AdoptedLegislation/DocView.aspx?id=3419589&dbid=0&repo=SLC>

Let me know if you have any questions.



KATIA PACE

Principal Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Phone: (801) 535-6354
Email: katia.pace@slcgov.com
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From: Mike Nikols [REDACTED]
Sent: Monday, April 3, 2023 3:19 PM
To: Pace, Katia <Katia.Pace@slcgov.com>
Subject: (EXTERNAL) Coachmans Rezone

Hello Katia,

I hope this email finds you well.

I am trying to find the rezoning authorization of Coachmans. I have done everything needed such as consolidating the two parcels but still cannot find it.

If you could please provide me a copy at your earliest convenience that would be greatly appreciated. I am finalizing the financing and need to provide it to my financial institution.

Thank you Katia. Can't wait to finally get started on this project!

Sincerely, Mike Nikols

ATTACHMENT B: RECORD OF DECISION



May 2, 2022

Ryan Mackowiak
AE Urbia
909 W. South Jordan Pkwy
South Jordan UT 84095

RE: Record of Decision for Petition PLNPCM2021-00898, 1301 S State Street - Coachman Mixed Use - Planned Development

Dear Ryan:

On April 27, 2022, the Salt Lake City Planning Commission granted approval for the Planned Development application, PLNPCM2021-00898, for the Coachman's Mixed-Use development located at 1301 S. State Street.

This Record of Decision is provided to you indicating the date action was taken, the decision of the Planning Commission including any approval conditions, the one-year time limit on the approval, the limitations on modifications to the plans, and the 10-day appeal period.

Project Description

The Planning Commission reviewed and approved the following project:

A Planned Development proposal consisting of two 65-foot-tall mixed-use buildings connected by a sky bridge with 94 residential units, ground floor retail and an underground parking structured. The Planned Development is for modifications to increase the corner yard setback to approximately 23.5 feet and increase the maximum façade length of the North Building to approximately 335 feet. The subject property is zoned FB-UN2.

Conditions of Approval

The following conditions were applied to the approval of the proposal:

1. Applicant shall comply with all required department comments and conditions.
2. Delegate lighting design to staff as a condition of approval.
3. That staff is given the ability to make necessary modifications to the approved plans to meet the technical requirements imposed by the County Flood Control.
4. That UDOT approves the access points and the design as part of the building permit process.
5. That the design team look at the original façade materials and articulation and proceed with a closer rendition in that regard; and that approval of any of those changes be delegated to staff.

Review Process Standards and Findings of Fact

The Planning Commission decided the approval based on the standards of review for Planned Developments as stated in Chapter 21A.55 of the Zoning Ordinance. The decision was also based on the purpose of the zoning ordinance, the purpose of the zoning district where the project is located, the information contained in the staff report, the project details provided by you, testimony from the public, and the discussion of the Planning Commission. Copies of this information are available online here: <https://www.slcc.gov/planning/planning-commission-agendas-minutes/>

Modifications to the Approved Plans

To obtain a building permit, all plans must be consistent with the plans reviewed and approved by the Planning Commission. The plan approved by the Planning Commission constitutes the site design in relation to building placement and design, landscaping, mobility and circulation elements, and any elements that were approved as zoning modifications through the Planned Development process. Modifications to the plan requires an application to the Planning Division and the Planning Director can only approve narrowly defined minor modifications as listed in 21A.55.100B of the Zoning Ordinance. Any modification not listed as a minor modification requires approval by the Planning Commission.

One Year Time Limit on Approval

No planned development approval shall be valid for a period longer than **one year** from the date of approval unless a building permit is issued or a complete building plan and building permit applications have been submitted to the Division of Building Services and Licensing. An extension of one year may be granted by the entity that approved the application. Extension requests must be submitted in writing prior to the expiration of the planned development approval.

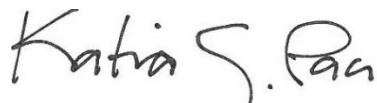
10-Day Appeal Process

There is a 10-day appeal period in which any affected party can appeal the Planning Commission's decision. This appeal period is required in the City's Zoning Ordinance and allows time for any affected party to protest the decision if they so choose. The appeal would be heard by the Appeals Hearing Officer. Any appeal, including the filing fee, must be submitted by the close of business on Thursday, May 12, 2022.

The summary of action for the Planning Commission is located on the Planning Division's website at: <https://www.slc.gov/planning/public-meetings/planning-commission-agendas-minutes/>.

If you have any questions, please contact me at (801) 535-6354 or katia.pace@slcgov.com.

Sincerely,



Katia Pace
Principal Planner

cc: File

ATTACHMENT C: ORIGINAL STAFF REPORT & MEMO

www.slcdocs.com/Planning/Planning%20Commission/2022/04.%20April/Coachman's%20PC%20Memo.pdf