



Milk Block Adaptive Reuse – 416 E 900 S

Planning Petition Information for
PLNPCM2023-00090 & PLNPCM2023-00070

Petition Number: PLNPCM2023-00090 & PLNPCM2023-00070

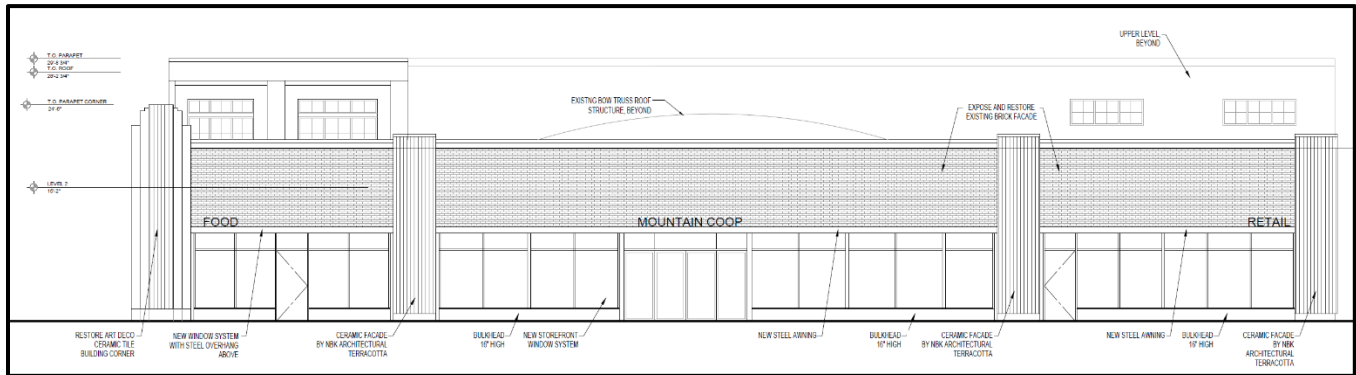
Application Type: Planned Development & Design Review

Project Location: 416 E 900 S

Zoning District: : CB, Community Business

Overlay District: Liberty Wells National Historic District

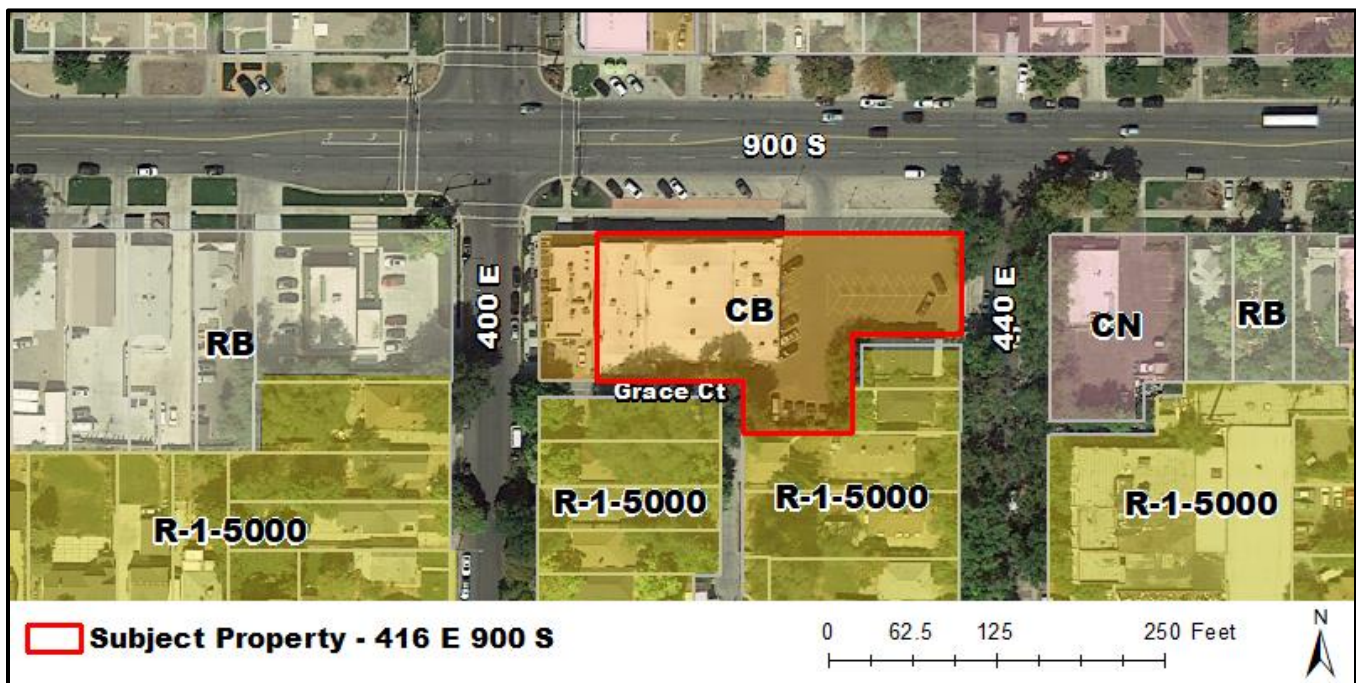
Council District: District 5, Darin Mano



Proposed north facing elevation

What is the request?

Meredith Warner, representing the property owner, is requesting Planned Development and Design Review approval for an adaptive reuse project at 416 E 900 S. The applicant proposes renovating the existing commercial building and adding four apartment units to the upper level. Design Review approval is required in this zoning district for buildings with a footprint over 7,500 square feet or over 15,000 gross square feet of floor area overall.



Vicinity Map

The applicant is requesting Planned Development approval to waive the 7' landscape buffer requirement at the rear of the existing building along Grace Ct. The applicant intends to demolish a portion of the existing building near the southern property line to move the loading area onto the property, increasing the building's setback from the single-family homes to the south. The required landscape buffer would reduce the circulation of the proposed loading area and require additional demolition. The applicant's rationale and a diagram illustrating the proposal can be found in the project narrative, which can be viewed online.

What are the next steps?

- This project is within 600 feet of the Central City Community Council. Notice of this application has been sent to the Chair of this Community Council, who may choose to schedule the matter at an upcoming meeting. Please contact the chair of this organizations to determine whether a community council will review this petition and when and how that meeting will occur. The contact information for this groups is as follows: **Rhianna Riggs/rriggssl@gmail.com/(801) 941-6515**
- Notice has 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 additional information?

The applicant has provided a packet with the plans as well as a project description. The application packet is a public record and available for download. To access this information:

1. Visit the open house webpage for this petition at <https://www.sl.gov/planning/open-houses/>.
2. Click on the project title for this petition, located under the "Active Online Open Houses" section
3. Click "Additional Information"
4. Click any applicant-submitted item to download 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:** February 23, 2023
- **End of Comment Period:** April 14th, 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: Trevor Ovenden, Associate Planner

Email: trevor.ovenden@slcgov.com

Phone Number: 801.535.7168

Comments and questions can be directed to City staff at any time.