



Cloud 9 Live/Work Units - Adaptive Reuse

Planning Petition Information for PLNPCM2021-00001 & 01153

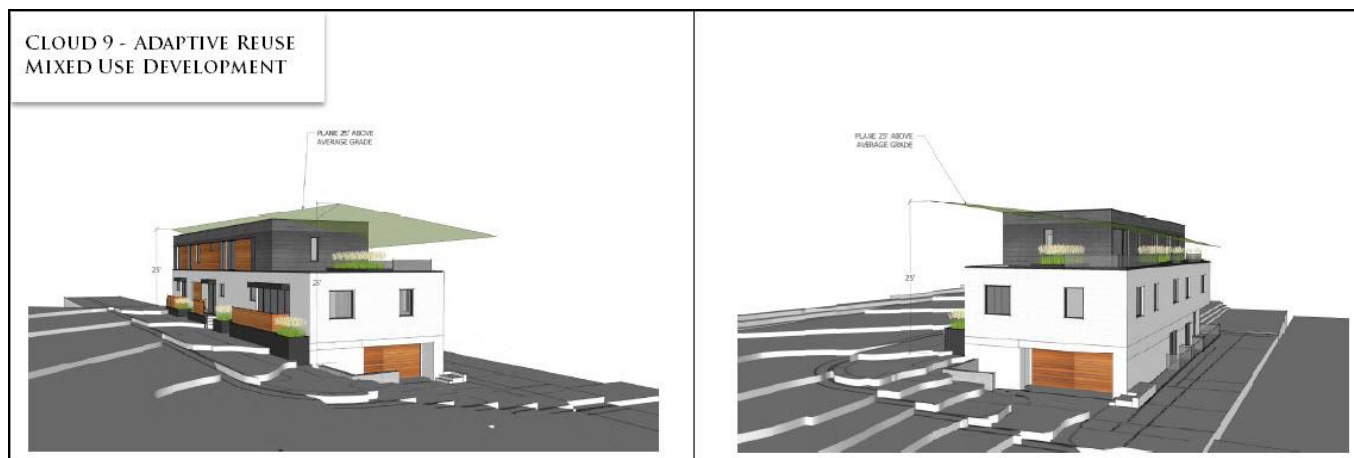
Petition Number: PLNPCM2021-00001 & PLNPCM2021-01153

Application Type: Design Review & Planned Development

Project Location: 706 East 9th Avenue

Zoning District: CN – Neighborhood Commercial

Council District: District 3 – Chris Wharton



What is the request? (Brief Project Description)

Cloud 9 – Adaptive Reuse Mixed-Use Development – Design Review & Planned Development

Kevin Blalock, the architect and property owner is requesting Design Review & Planned Development approval for the Cloud 9 Adaptive Reuse Mixed-Use project. The subject property is approx. 2,800 square feet in size and is located in the CN – Neighborhood Commercial zoning district at 706 E. 9th Avenue. The proposed design will be an adaptive reuse of the existing building and will occupy on the same footprint. Another building story that is in-line with the existing building setbacks will be added. The intent is to create three (3) individual 3-story live/work units. Design Review is required to reduce the front and corner side yard setbacks for the added story as the existing building does not meet the required setbacks. Planned Development approval is required to approve an additional 5-feet of building height to a total building height of 30-feet due to the slope of property.

Legend:

- Subject Property
- CN Neighborhood Commercial
- SR-1A Special Development Pattern Residential

Zoning Districts:

- CN Neighborhood Commercial
- SR-1A Special Development Pattern Residential

Scale: 0 12.5 25 50 75 Feet

North Arrow: N

- Notice of this application has been sent to the Chair of the Greater Avenues Community Council where the property is located, who may choose to schedule the matter at an upcoming meeting. Please contact the chair(s) of these organizations to determine whether a community council will review this petition and when and how that meeting will occur. The contact information for these groups is as follows:

- Notice has also 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.slc.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:** December 13, 2021
- **End of Comment Period:** January 31, 2021

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: David J. Gellner, AICP, Senior Planner

Email: david.gellner@slcgov.gov

Phone Number: 801.535.6107