



Conditional Use – Bar Establishment at 615 N 400 W

Planning Petition Information for PLNPCM2022-01012

Petition Number: PLNPCM2022-01012

Application Type: Conditional Use – Bar Establishment at 615 N 400 W

Location: 615 N 400 W

Zoning District: M-1 (Light Manufacturing District)

Overlay District: Groundwater Source Protection

Recognized Organization District: Capitol Hill Neighborhood Council

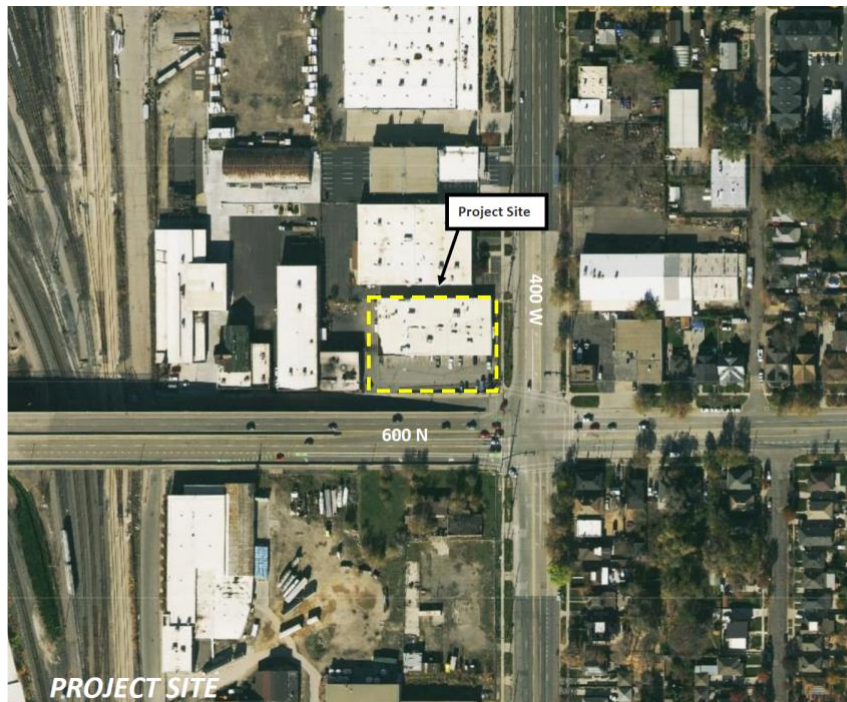


Image above – aerial view of the project site and vicinity

What is the request?

Lexie Reder, the lessee of the property, has submitted a petition for a Conditional Use Permit to establish a Bar at 615 N 400 W, called Kennedy's Cabaret. There are 3 units within the existing building at this property and the applicant intends to use their unit (Unit B) as a bar establishment. The subject unit is approximately 4,500 SF. The project site of the proposed use is developed, with an existing building and parking area. No additions to the building or modifications to the site are proposed.

The property is located in the M-1 (Light Manufacturing District) where a Bar Establishment is listed as a Conditional Use. The Conditional Use process looks at compatibility, location, configuration, and potential impacts of the request. The proposed bar will also be subject to all relevant development requirements in section 21.28.020 (M-1 Light Manufacturing District), 21A.54 (Conditional Uses), and 21.36.300 (Alcohol Related Establishments), of the zoning ordinance.

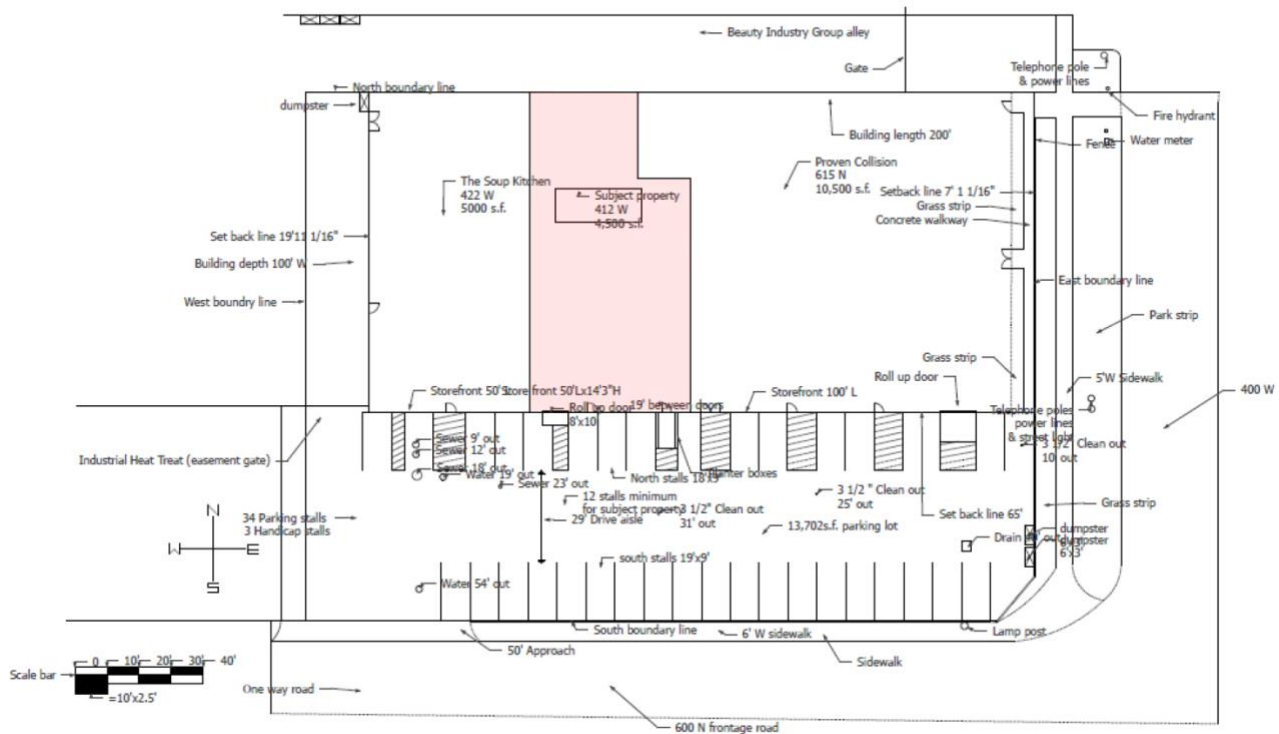


Image above - Site plan of the property showing the existing building and details of the site (submitted by the applicant).

What are the next steps?

- Notice of this application has been sent to the Chair of the Capitol Hill Neighborhood Council. The proposal is within the district boundaries of this recognized organization. The Council may choose to schedule the proposal for discussion at an upcoming meeting. Please contact the Chair of the organization to determine whether they will review the petition and the details of the meeting (if applicable). You can reach out to them using the following contact information:
 - Capitol Hill Neighborhood Council Chair - David Scheer / council@chnc-slc.org
- Notice of this application has also been sent to the Chair of the Fairpark Community Council, which district's boundaries are within 600 ft. of the subject property. They may also choose to discuss the proposal at an upcoming meeting. Please contact the chair of this organization to determine whether the community council will review this petition and the details of the meeting (if applicable). The contact information for this group is below:
 - Fairpark Community Council - Nigel Swaby / nigelcdr@yahoo.com
- 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 submitted plans and details on the proposal. 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 12th, 2022
- **End of Comment Period:** January 19th, 2023

Project Planner: Rylee Hall, Principal Planner

Email: rylee.hall@slcgov.com

Phone Number: 801.535. 6308