

ZM-23-001 / GP-23-001



A rezone from R-1-8 to the C-3 and a General Plan map amendment from Public/Quasi designation to City Center designation.

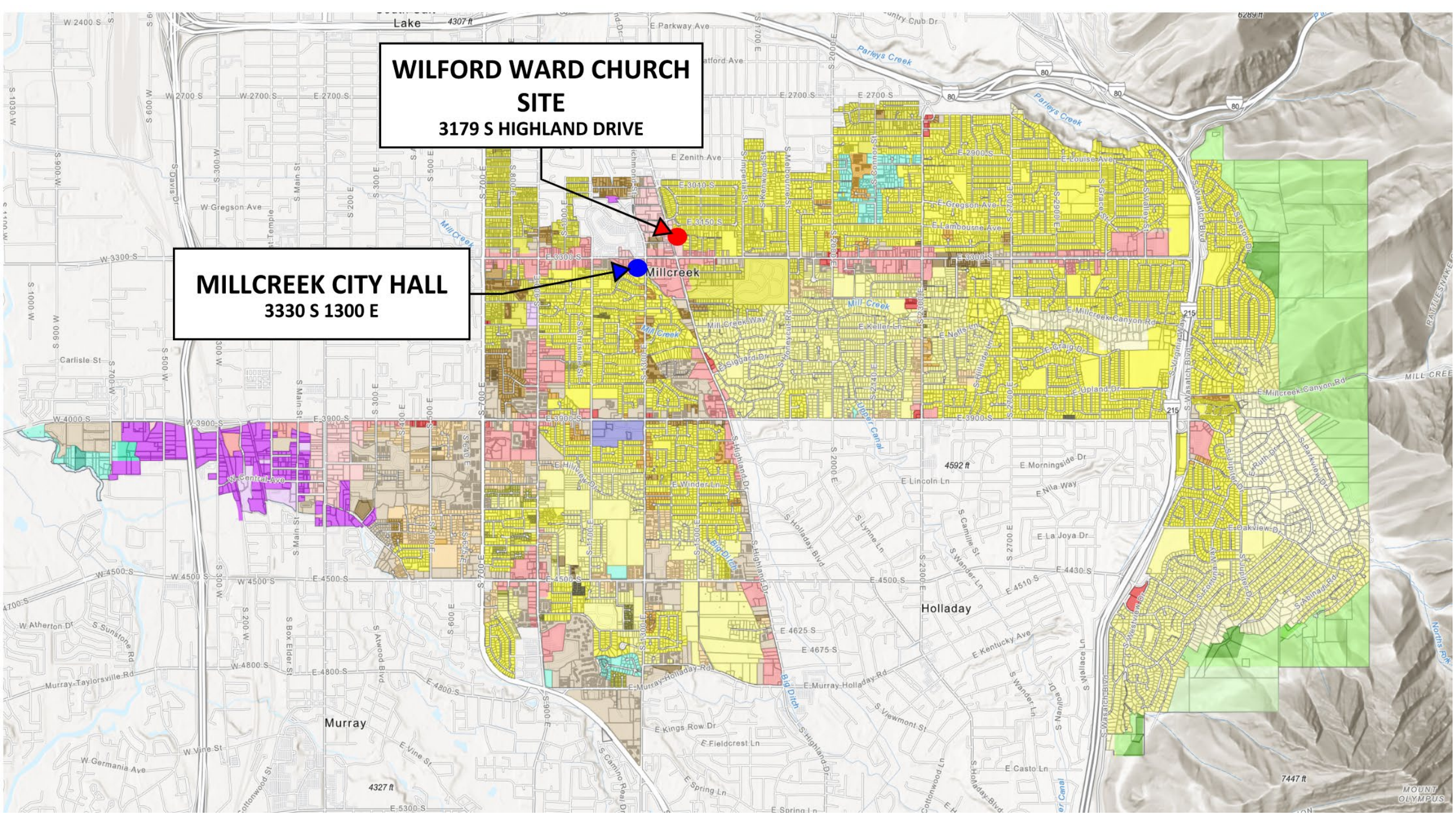


3179 South Highland Drive

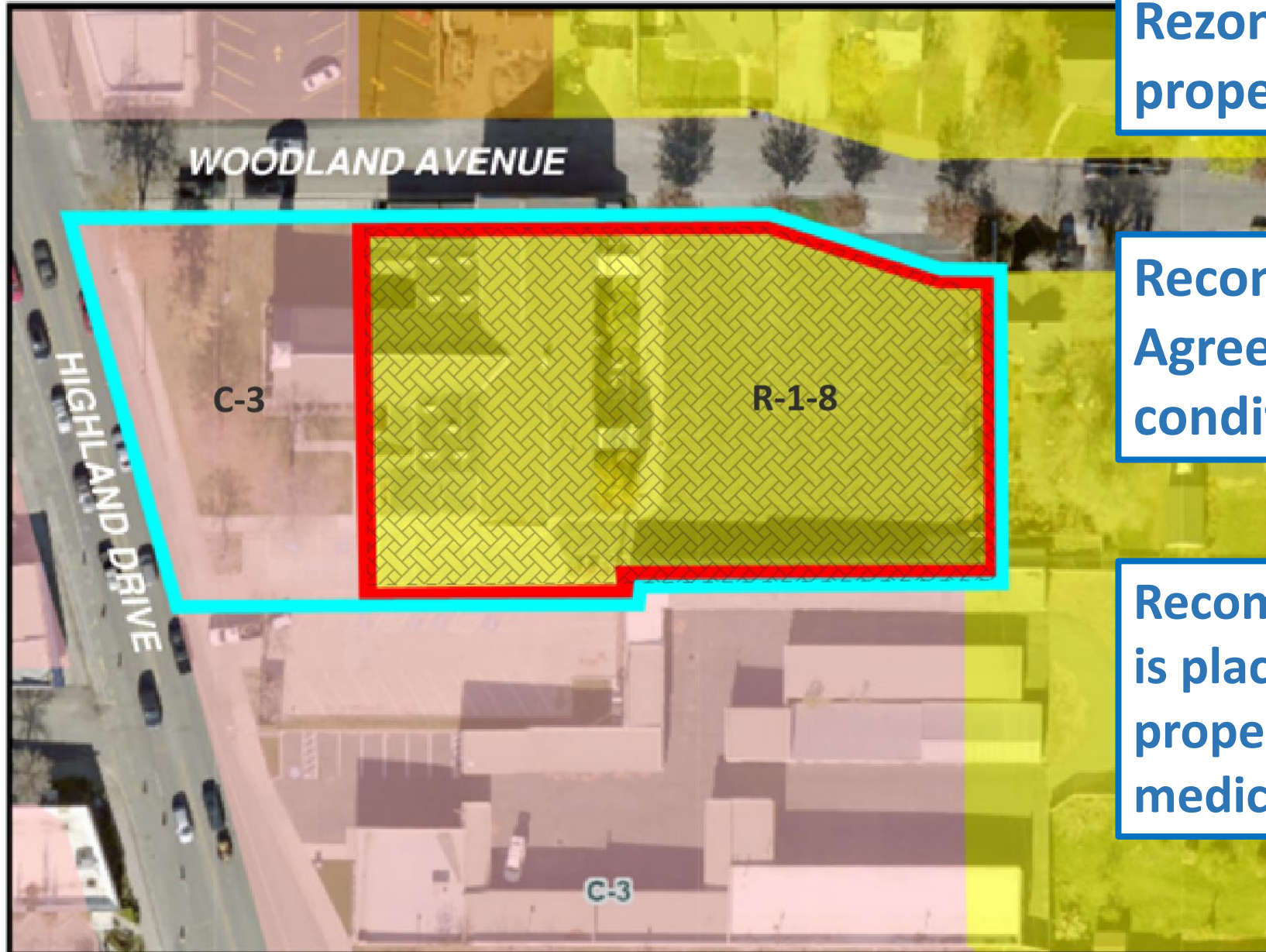
Rigby Watts & CO (Adam Watts)

**WILFORD WARD CHURCH
SITE**
3179 S HIGHLAND DRIVE

MILLCREEK CITY HALL
3330 S 1300 E



ZM-23-001



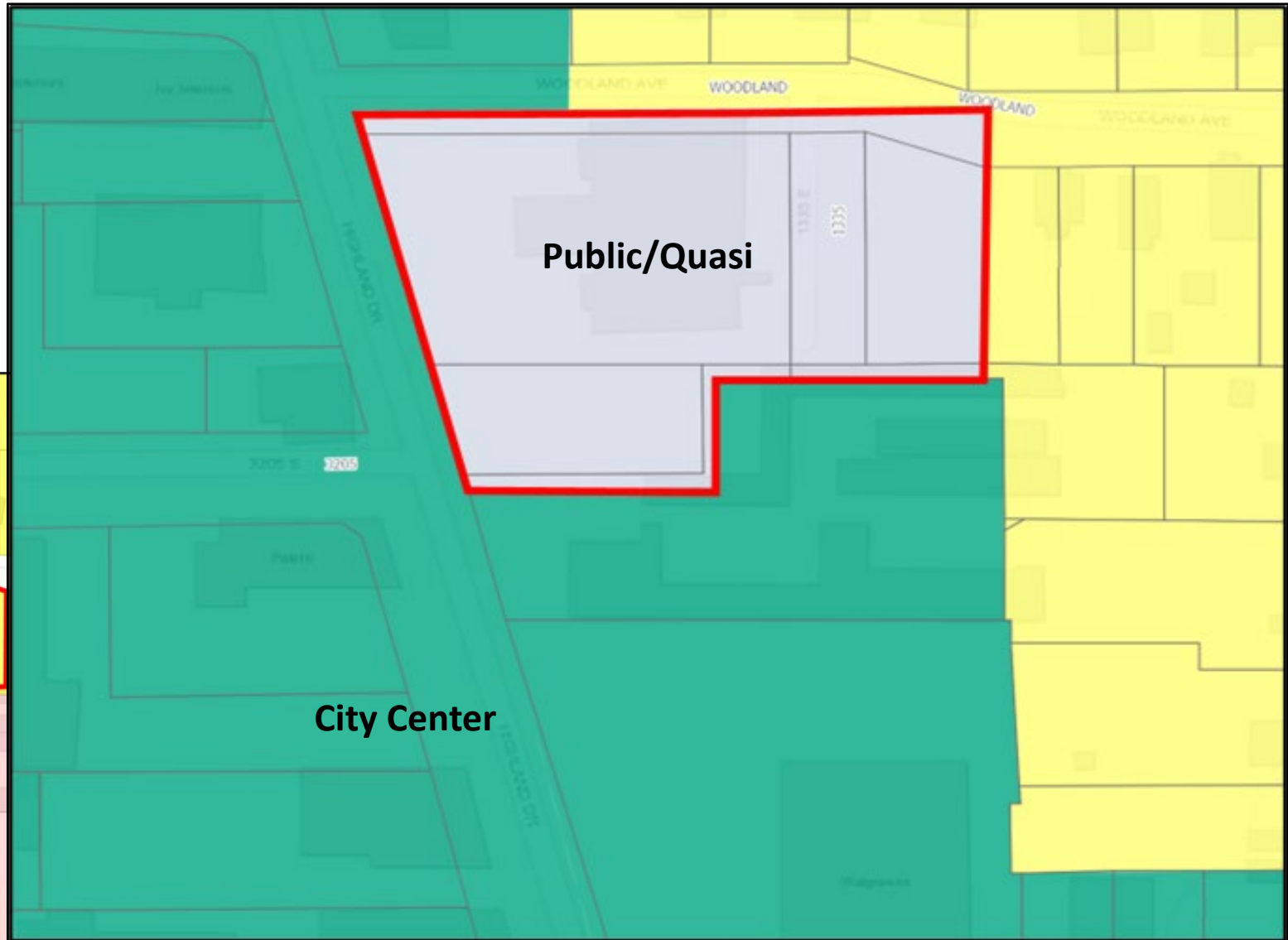
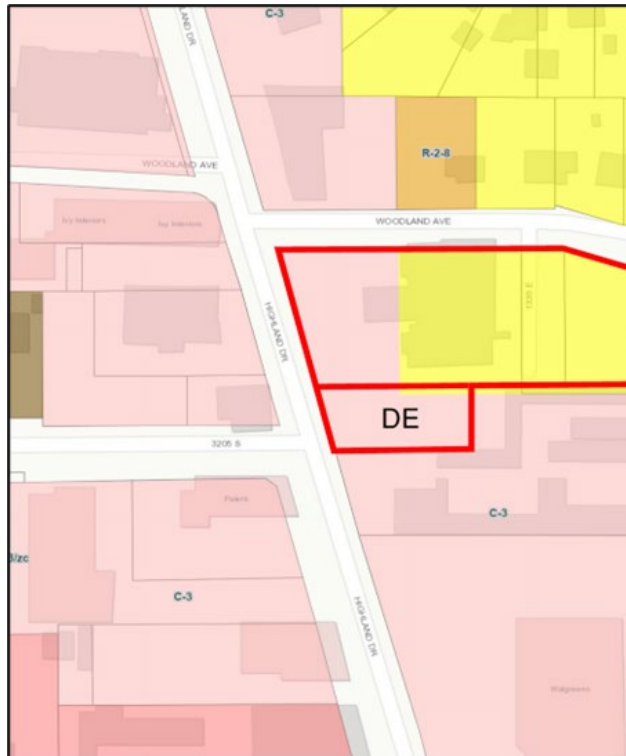
Rezone R-1-8 portion of property to C-3

Recommending a Development Agreement with specific conditions.

Recommending a zone condition is placed on property limiting the property to retail, office and medical/dental only.

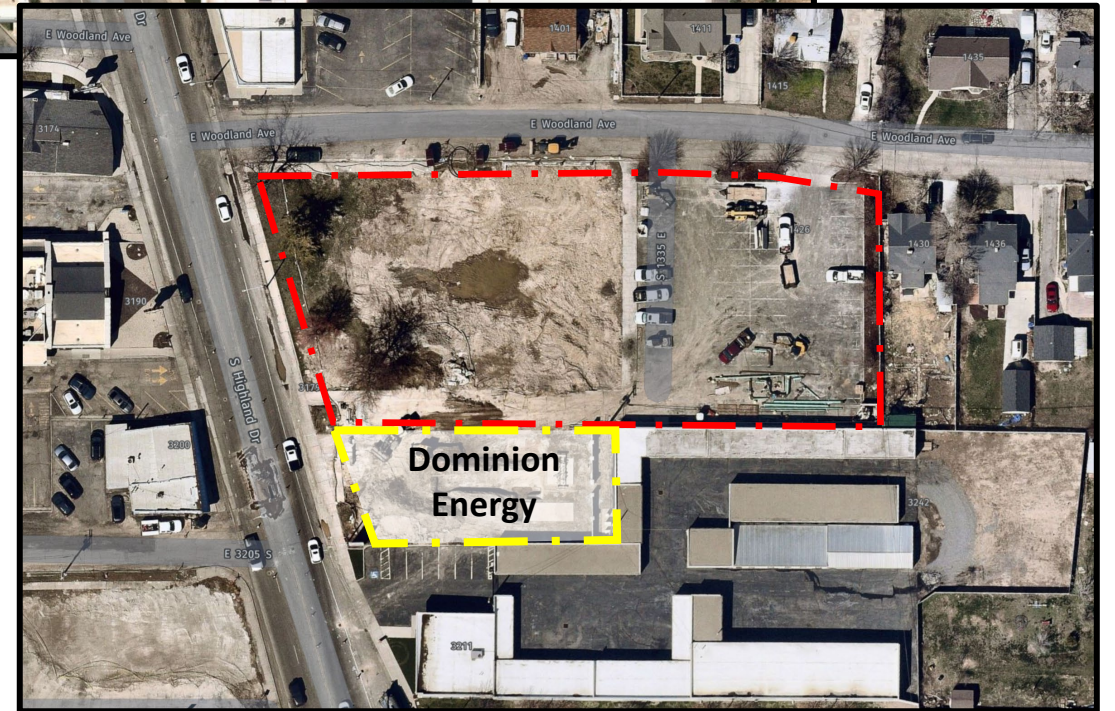
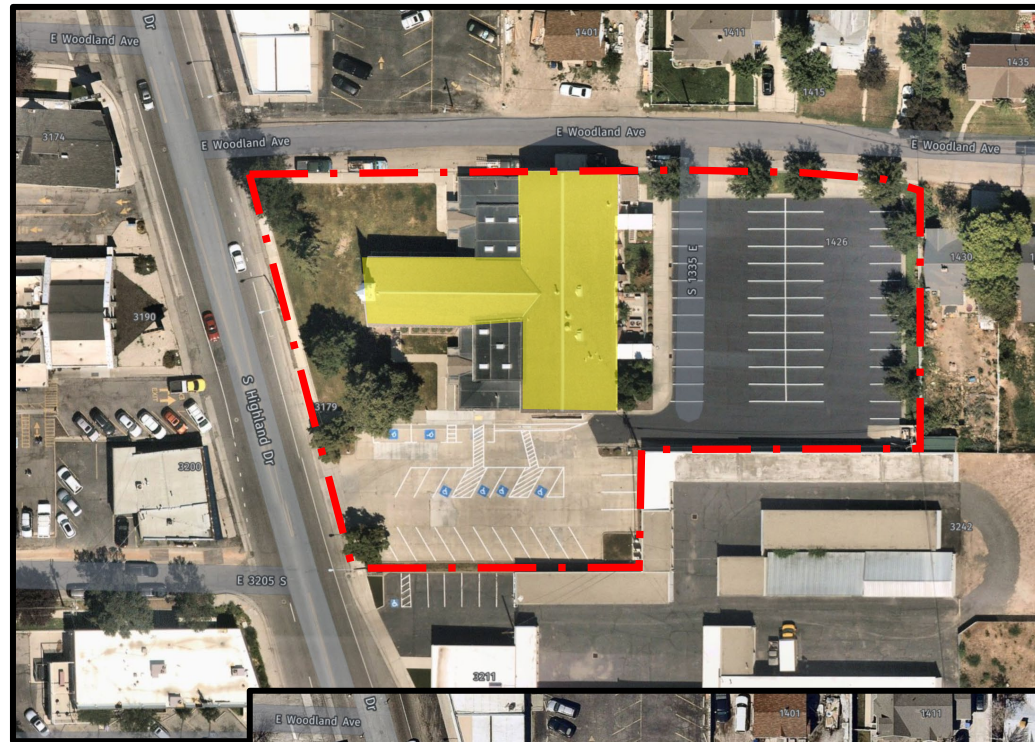
GP-23-001

The applicants rezone request triggers a General Plan Map amendment which revises the Future Land Use Map designation from the Public/Quasi designation to City Center designation.



Background

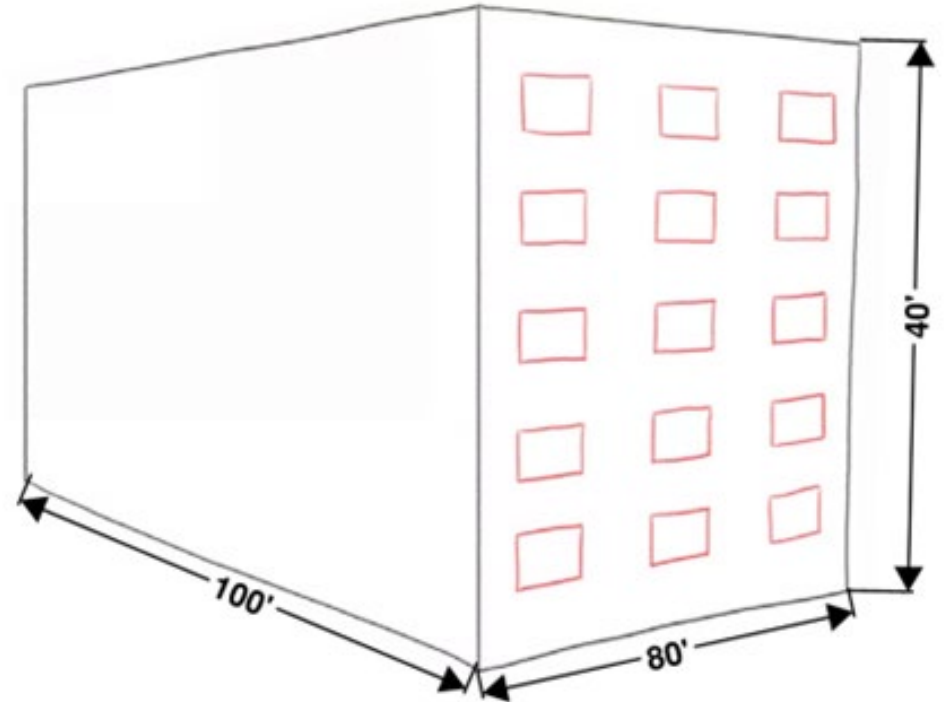
- In 2022, the Church of Jesus Christ of Latter-day Saints sold the property to Millcreek.
- Negotiated into the sale required Millcreek to demolish the LDS Chapel.
- The City transferred a portion of the property to Dominion Energy for a relocation and upgrade of a regulator station.
- The remainder of the land was set aside for sale to a private developer, under an RFP process.



Background

- The chosen RFP was for a 21,000-sf medical/dental office building primarily due to the low traffic impacts generated from a medical/dental office.
- However, to accommodate the proposed medical/dental office building and its characteristics, the City initiated a text amendment to the City Center Overlay Zone Bulk and Yard Regulations Chapter.
- Text Amendment would provide an alternative for commercial single purpose buildings to be exempt from doing a 20' building stepback, but had to meet specified building dimensions and footprint, and include some enhanced design features.

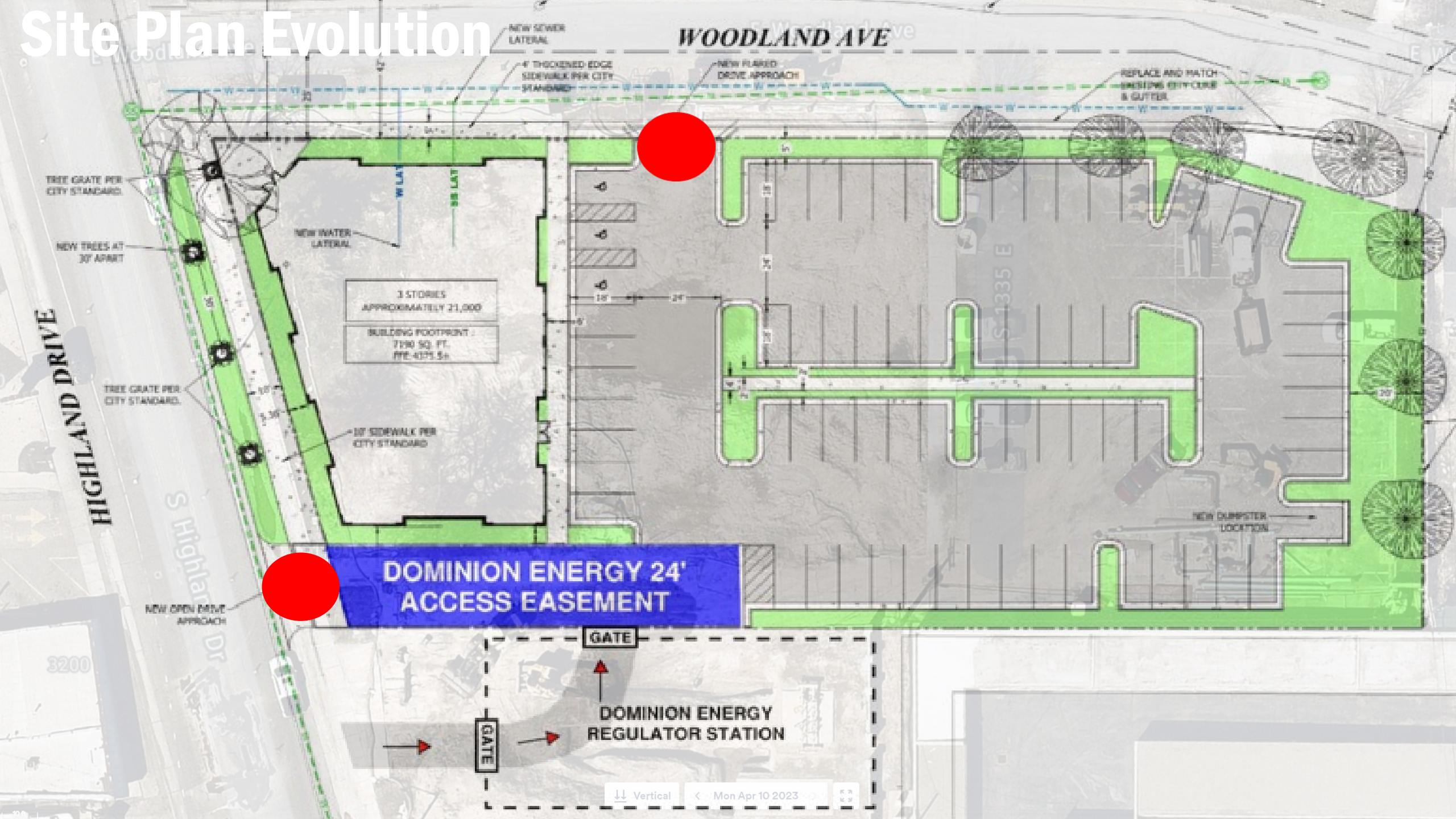
COMMERCIAL SINGLE PURPOSE

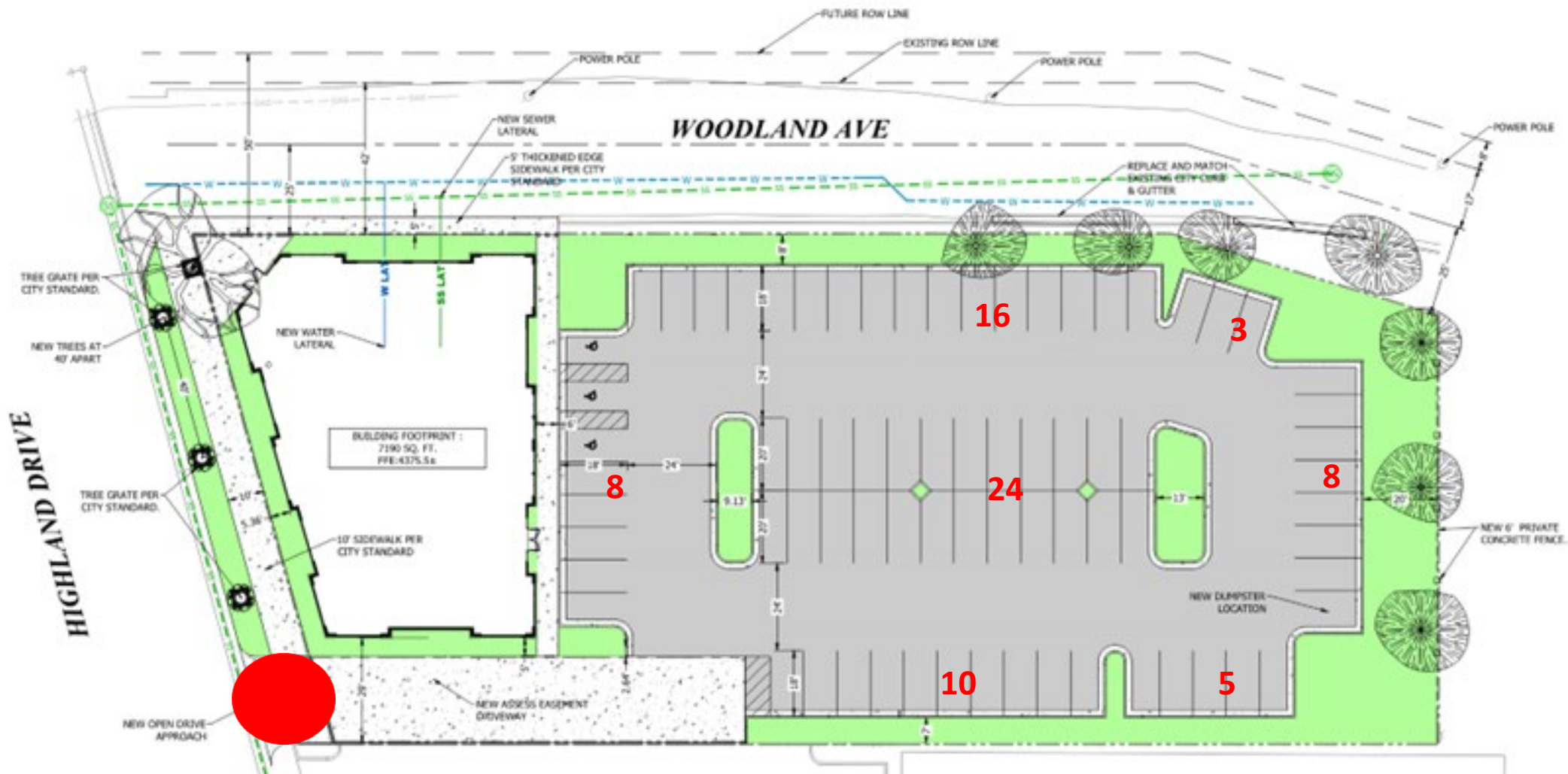


Site Plan Evolution



Site Plan Evolution

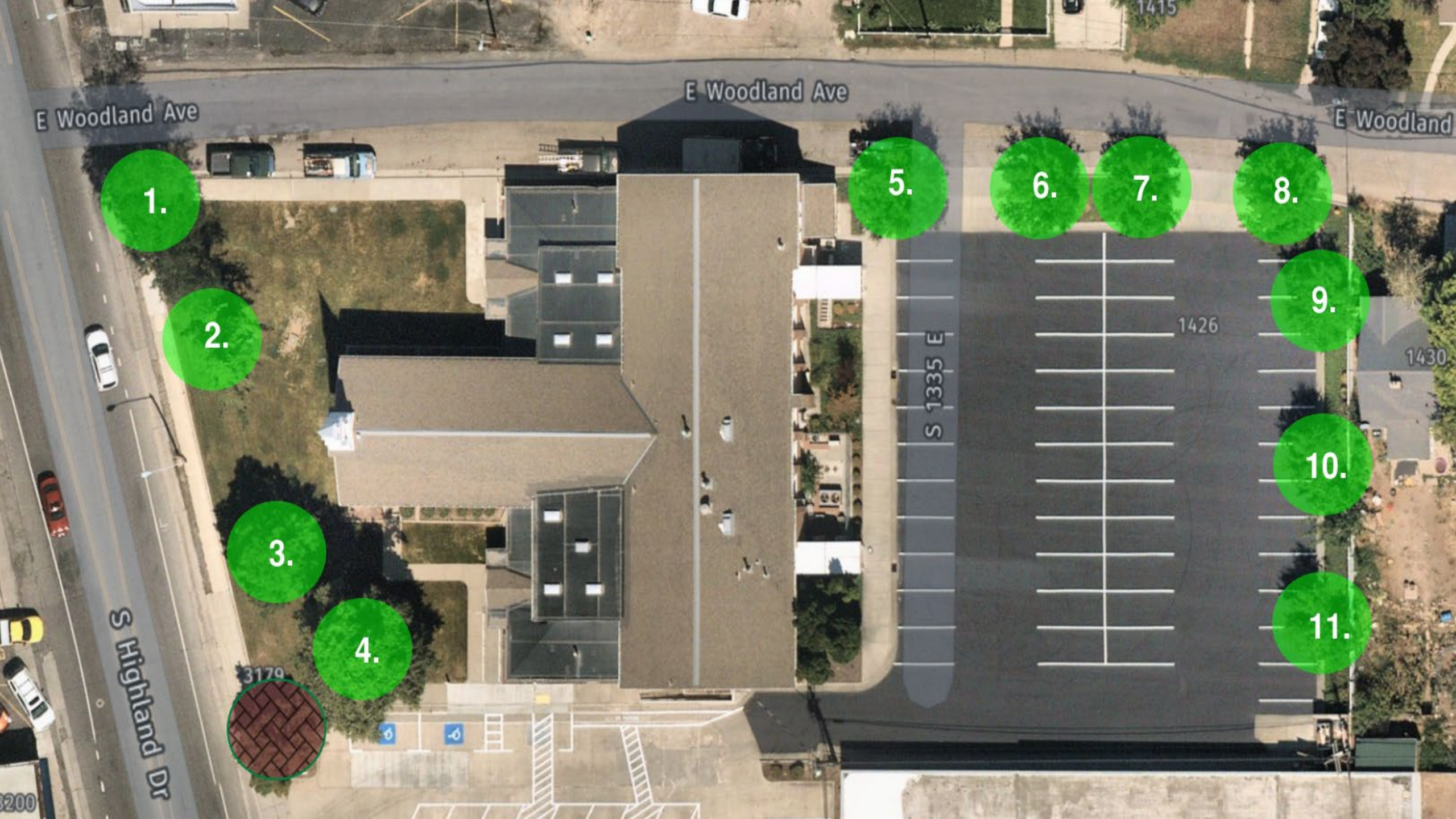




**MKZ CHAPTER 19.80 PARKING AND
MOBILITY REQUIREMENTS
(1 SPACE PER 300 SF)**

**21,000 sf / 300 sf
= 70 SPACES**

**74 PARKING STALLS PROVIDED
WITH 3 OF THEM SATISFYING ADA
PARKING REQUIREMENTS**



E Woodland Ave

E Woodland Ave

E Woodland

1.

2.

3.

4.

5.

6.

7.

8.

9.

10.

11.

S 1335 E

1426

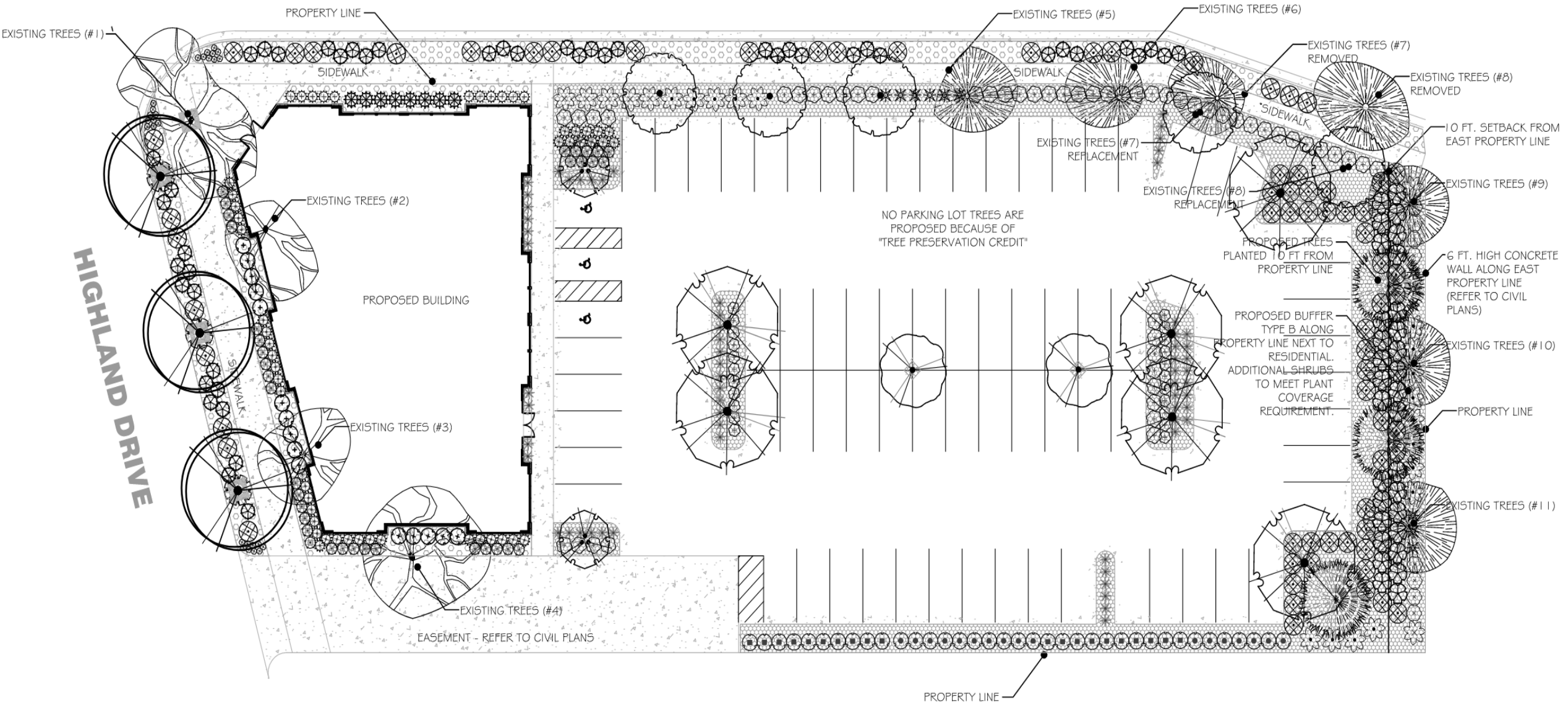
1430

S Highland Dr

3179

200

WOODLAND DRIVE



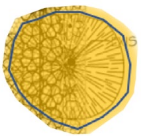
19.77.040 Tree Preservation Standards

Millcreek Landscape Code (Table 19.77.4.1)	
Tree to be removed	Replace with
4" to 12" caliper tree	Three trees as 2" caliper min. size
12" to 24" caliper tree	Six trees at 2" caliper min. size
24" or larger caliper tree	Eight trees at 2" caliper min. size

Project Site	
Tree removed	Replace with
—	—
(2) trees in the 12"-24" caliper range	(12) 2" caliper trees required
—	—

Preserving (6) Trees 2 (12" - 24") Caliper Tree Category 4 (4" - 12") Caliper Tree Category
--

24 - 2" Caliper tree credit



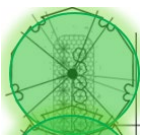
**TREES PRESERVED BY
APPLICANT (6)**



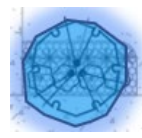
**REMOVED DUE TO OTHER
DEVELOPMENT (3)**



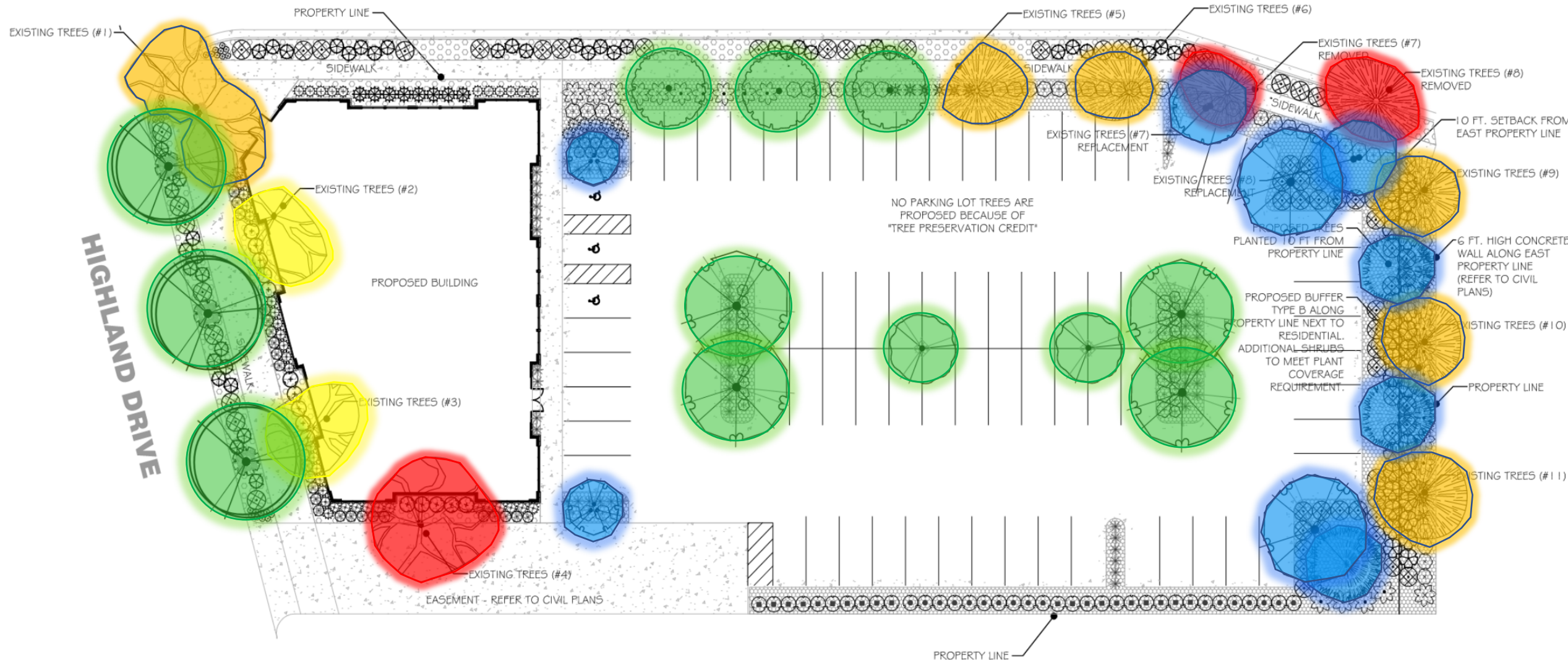
**TREES REMOVED BY
APPLICANT (2)**



**TREES REQUIRED PER
LANDSCAPE CODE (12)**



**TREES ADDED BY
APPLICANT (9)**





MEDICAL

DENTAL

OFFICE



B1 SOUTHWEST ELEVATION

A201 SCALE: 3/16" = 1'-0"

CCOZ Chapter TABLE 19.73-4 – Bulk and Yard Regulations

CCOZ Height Exceptions

Roof structures for the housing of elevators, stairways, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, shade structures (awnings, fabric roof coverings, wood and metal open frame structures, etc.), towers (where required by City ordinances), flagpoles, chimneys, stealth wireless or television installations, theater lofts, solar panels, may be erected above the height limits prescribed in this chapter, but no space above the height limit shall be allowed for the purpose of providing additional habitable floor space. No such structures except towers and solar panels, may be located closer than 10 feet to edge of the building. The maximum increase in height for the above features shall be 14 feet. **Proposed building plans calls for an approximate 7' parapet wall.**



Medical Office Trip Generation Study

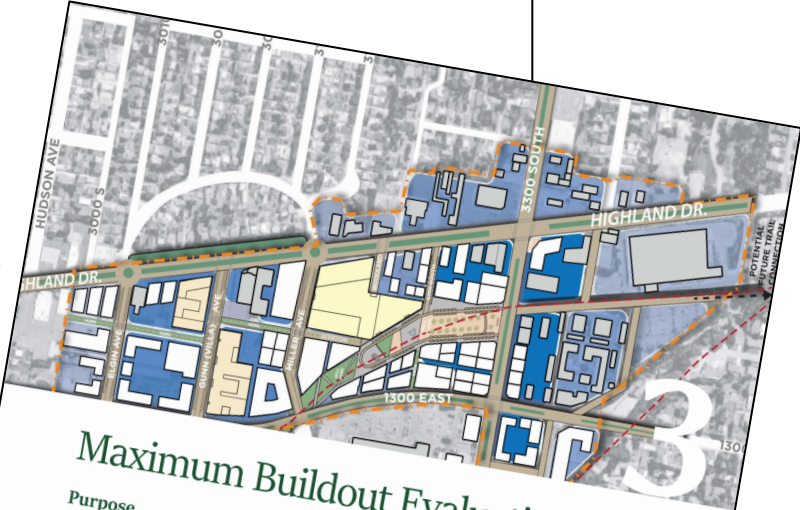
Highland Drive Corridor Study

Prepared for:
City of Millcreek

November 2019

UT19-2146

FEHR & PEER

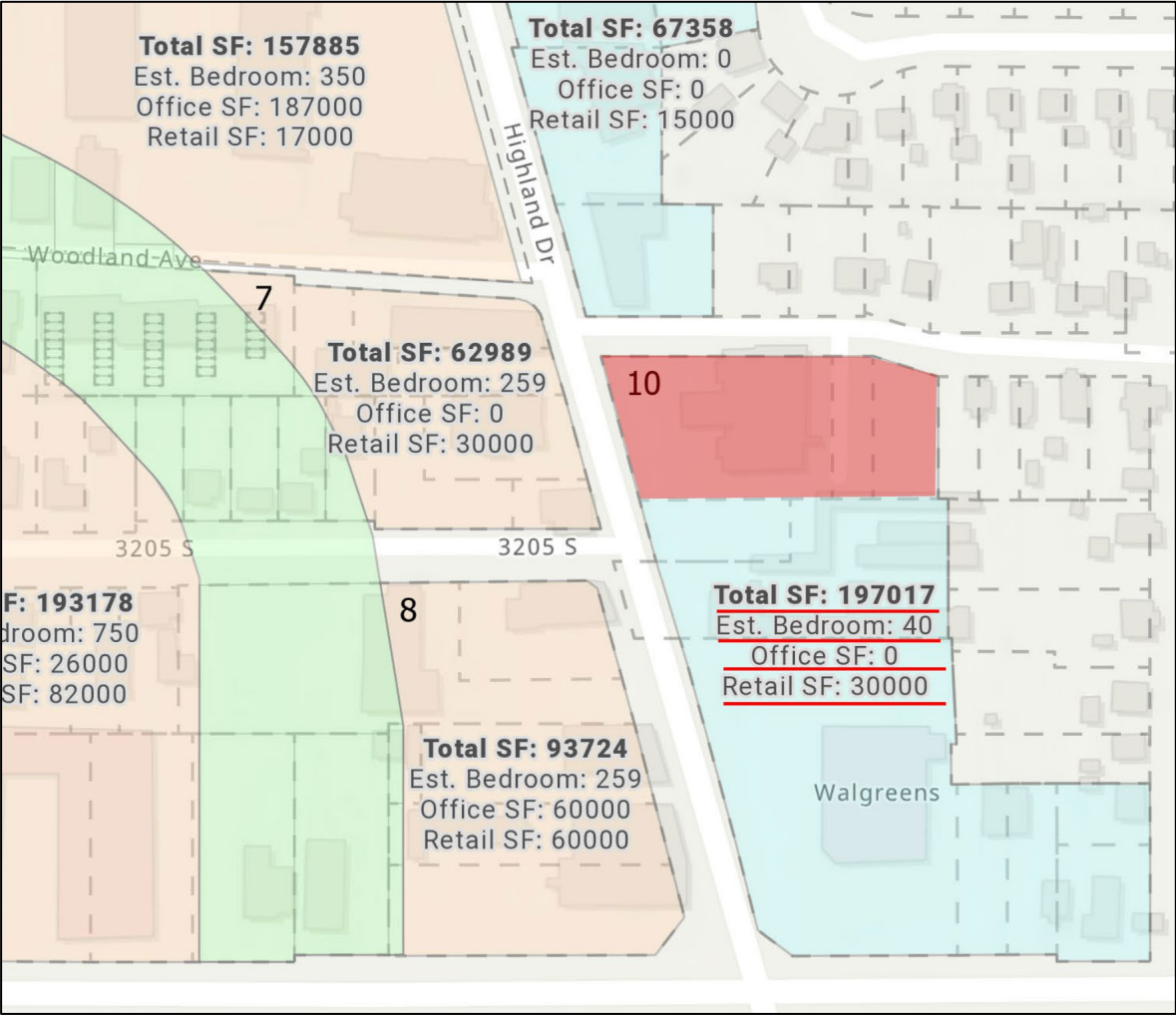


Maximum Buildout Evaluation

Purpose

Based on the conclusions of the Alternatives Analysis presented in Chapter 2, the project team was asked to examine the impacts of a 'Greatest Impact Scenario', under which the Millcreek Center study area would be built out to the maximum extent feasible under contemplated zoning regulations, on both the existing road network and the Alternative 1 roadway configuration discussed in Chapter 2. In order to fully capture the impacts of this Scenario and take advantage of the availability of additional data, the model network was expanded to include the intersection of Luck Lane and Highland Drive. Accordingly, the scenarios examined in this exercise include the following:

- Existing conditions, inclusive of Luck Lane.
- Future background conditions, inclusive of Luck Lane (not including traffic generated by development under the Greatest Impact scenario).
- Existing plus Greatest Impact and Future plus Greatest Impact conditions under Existing Roadway Configuration.
- Existing plus Greatest Impact and Future plus Greatest Impact conditions under Highland Drive Reconfiguration (Alt 1).



Trip Generation Comparison

Medical Office Trips

Land Use ¹	Number of Units	Unit Type	Daily Trip Generation ²	% Reduction ⁴	% Entering ³	% Exiting ³	Trips Entering	Trips Exiting	New Daily Trips
Medical-Dental Office Building (720)	7,190	Square Feet	756	11%	50%	50%	337	337	674
Net Weekday Trips							337	337	674
Land Use ¹	Number of Units	Unit Type	AM Peak Hour Trip Generation ²	% Reduction ⁴	% Entering ³	% Exiting ³	Trips Entering	Trips Exiting	New AM Peak Hour Trips
Medical-Dental Office Building (720)	7,190	Square Feet	65	11%	79%	21%	46	12	58
Net Weekday AM Peak Hour Trips							46	12	58
Land Use ¹	Number of Units	Unit Type	PM Peak Hour Trip Generation ²	% Reduction ⁴	% Entering ³	% Exiting ³	Trips Entering	Trips Exiting	New PM Peak Hour Trips
Medical-Dental Office Building (720)	7,190	Square Feet	83	6%	30%	70%	23	55	78
Net Weekday PM Peak Hour Trips							23	55	78

Greatest Impact Scenario Trips

Land Use ⁵	Number of Units	Unit Type	Daily Trip Generation ²	% Reduction ⁴	% Entering ³	% Exiting ³	Trips Entering	Trips Exiting	New Daily Trips
Multifamily Housing (221)	20	Dwelling Units	110	-	50%	50%	55	55	110
Shopping Center (820)	30,000	Square Feet	1,134	-	50%	50%	567	567	1,134
Net Weekday Trips							622	622	1,244
Land Use ⁵	Number of Units	Unit Type	AM Peak Hour Trip Generation ²	% Reduction ⁴	% Entering ³	% Exiting ³	Trips Entering	Trips Exiting	New AM Peak Hour Trips
Multifamily Housing (221)	20	Dwelling Units	7	-	29%	71%	2	5	7
Shopping Center (820)	30,000	Square Feet	28	-	61%	39%	17	11	28
Net Weekday AM Peak Hour Trips							19	16	35
Land Use ⁵	Number of Units	Unit Type	PM Peak Hour Trip Generation ²	% Reduction ⁴	% Entering ³	% Exiting ³	Trips Entering	Trips Exiting	New PM Peak Hour Trips
Multifamily Housing (221)	20	Dwelling Units	9	-	55%	45%	5	4	9
Shopping Center (820)	30,000	Square Feet	114	-	48%	52%	55	59	114
Net Weekday PM Peak Hour Trips							60	63	123

Conclusion

- The medical office building generates about 23 more AM peak hour trips and 45 fewer PM peak hour trips.
- The 2019 study found that traffic operations were not problematic at the Highland Drive / Woodland Avenue intersection in the AM peak hour.
- The proposed Medical Office building generates fewer trips in the PM peak hour where the congestion was an issue on Highland Drive.

Table 3 Trip Generation Comparison

Scenario	Daily	Trip Generation	
		AM	PM
Future Greatest Impact Scenario	1,244	35	123
Proposed Medical Office Building	674	58	78

Development Agreement Conditions

1. Uses on Property will be limited to retail, office and medical/dental only.
2. Drive through uses including menu boards, outdoor speakers, microphones, ordering windows and ordering boxes are prohibited.
3. Setbacks will be substantially the same as depicted on the attached site plan in Exhibit C.
4. Vehicle access will be substantially the same as depicted on the attached site plan in Exhibit C.
5. The Project shall include a precast concrete wall along the east property line compliant with City code. The color of the precast concrete wall must be approved by the City.
6. Developer agrees to preserve certain trees as depicted on the attached tree preservation plan in Exhibit C.
7. Parking lot landscaping shall include a minimum 4' wide pedestrian path as depicted on the attached site plan in Exhibit C.
8. Developer agrees to enter into a deferral agreement with the City related to required public improvements abutting Woodland Avenue on the north side of the Property on or before certificate of occupancy of the structure to be developed and built on the Property is issued to Developer.

Neighborhood Meeting

- In summary, the majority of the attendees were pleased with the design, height and use of the proposed medical/dental building and the low impact the use would generate when compared to all other uses available at the site.
- It was a general consensus among the attendees, that the impacts on Woodland Ave were concerning and that anything to help mitigate the increased impacts on Woodland Ave would be appreciated.
- Attendees shared their concerns with lighting and were pleased to hear about the City's dark sky lighting requirements.
- Saddened about the removal of the trees but were happy to hear the developer would be adding more trees throughout the development and parking lot reducing the effect of an urban heat island.

Community Council Recommendation

Millcreek Community Council

A motion was made to recommend approval of the proposed rezone application as presented and not remove the Woodland Avenue access point. Motion passed with a vote of 6-4.

Canyon Rim Citizens Association

A motion was made to recommend approval of the proposed rezone application as presented, including the location of the building. Motion passed with a vote of 6-1 with 1 abstaining.

Planning Commission Recommendation

Planning Commission recommended approval of application **GP-23-001** to the Millcreek City Council as presented, based on the staff findings located in the staff report.

Planning Commission recommended approval of application **ZM-23-001** to the Millcreek City Council with the minimum development agreement conditions recommended by staff and in addition:

- that the applicant will situate the trees on the north side of the property such that it will allow one exit for a disaster and also a zone condition be recorded on the property limiting the uses to retail, office, and medical/dental only with the main access being from Highland Drive only.

Staff Recommendation

Based on staff's findings, staff is recommending to the Millcreek City Council to grant approval of the proposed rezone application ZM-23-001 and general plan map amendment GP-23-001 with the minimum development agreement conditions recommended by staff and a zone condition be placed on the property limiting the uses to retail, office, and medical/dental only.

Model Motion

- **Motion; Move to grant approval of Ordinance_____approving application GP-23-001 based on the staff findings located in the staff report.**
- **Motion; Move to grant approval of Ordinance_____approving proposed rezone application ZM-23-001 with the minimum development agreement conditions recommended by staff and a zone condition be placed on the property limiting the uses to retail, office, and medical/dental only.**
- **Motion; Move to grant approval of Ordinance_____approving development agreement with the conditions recommended by staff.**