

**Olympus Hills West Village
Center Special District**

September 20th, 2023

OVERVIEW

- **Master Planning of Entire 8 acres**
 - VSCD creates permitted and conditional uses (guardrails)
 - Imposes **tight** development standards (heights, landscaping, lighting, signage)
- **Proposed Uses and Timelines of Each Phase:**
 - Phase 1: Destination Porsche (approx. 4 acres)
 - Relocation of current operations in Salt Lake City
 - Commence construction ASAP
 - Target commencing business operations summer 2025
 - Phase 2: Village Center Mixed Use (approx. 2 acres)
 - Commitment to public review by Community Council, Planning Commission and City Council
 - Timeline TBD pending community feedback
 - Phase 3: Village Center Mixed Use (approx. 2 acres)
 - Right of First Refusal from UDOT
 - Similar commitment to public review
 - Timeline TBD (10-30 years)

Destination Porsche (Phase I)

- **Beautifully Architected Gen 5 Facility**
 - Matte finish, non glare ACM and glass façade
 - Open and inviting entrance portal
 - Interior provides a tech-enabled, immersive experience
 - Parking structure below grade
- **Significant Streetscape Improvements**
 - 5-foot landscaped shoulder
 - 10-foot pedestrian path
 - 32 street trees (every 30 feet) – exceeding city requirement
- **Central Gathering Place for the Community**
 - Not only Porsche enthusiasts, but for community at large
 - EV charging stations



Olympus Hills West Village Center Special District Phases 2 and 3

- **Commitment to Consistent/Proactive Community Involvement Review**
 - 2 Separate Community Council reviews
 - Mt. Olympus Community Council
 - East Millcreek Community Council
 - Planning Commission review
 - Final approval/execution of Development Agreement (City Council)
- **“Feel of a Village Center”**
 - Open space/public plaza (10,000 sq ft minimum)
 - Potential Office
 - Potential Restaurants
 - Potential Neighborhood Retail
 - Potential Residential only within a mixed-use concept
- **Third Party Master Planning Consultant for Phases 2 and 3**

Conversation Starter

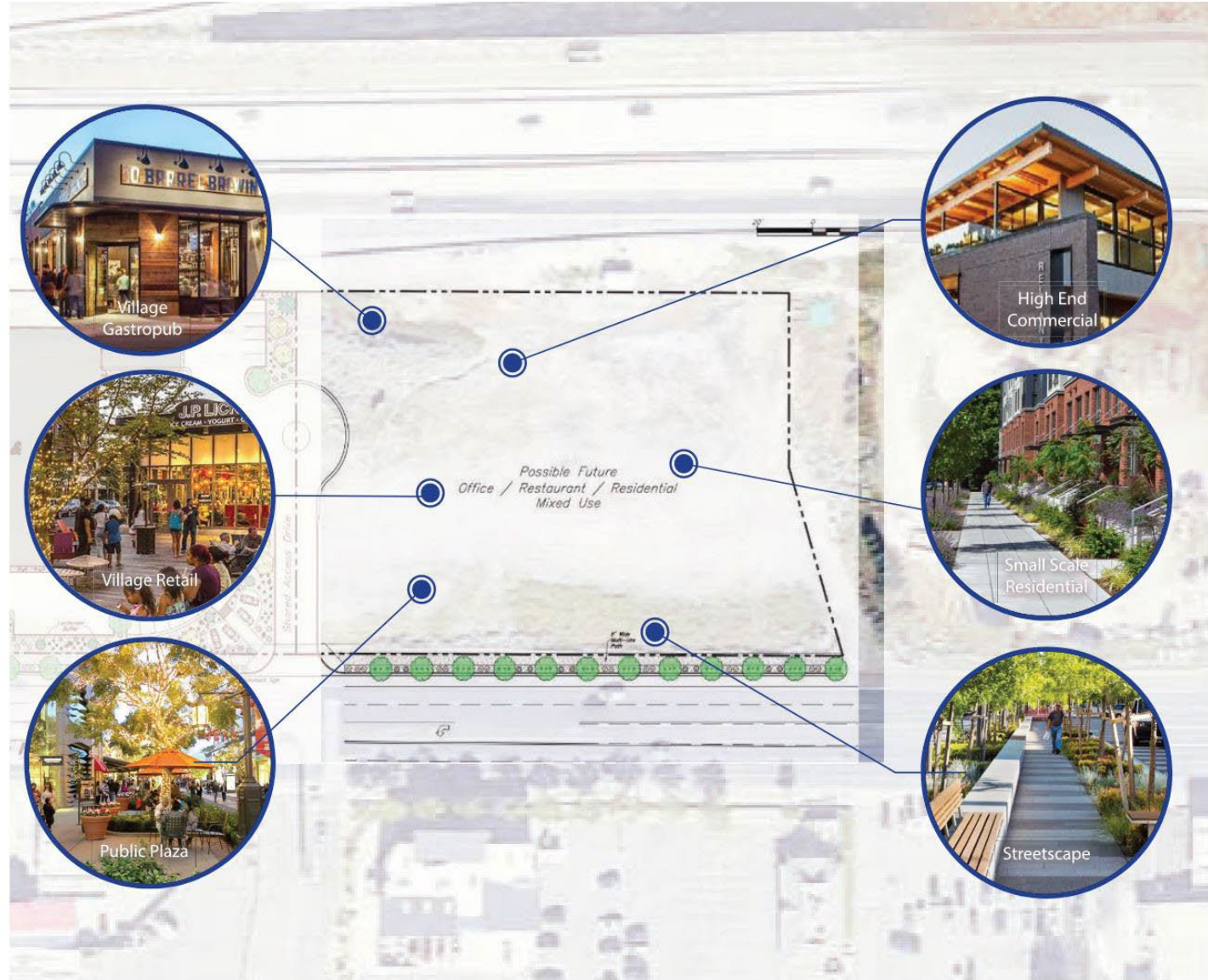
Village Center Elements

The development team understands that the Village Center Special District - and the very idea of a Village Center - demands, indeed requires, engagement with the "village". This document is not intended to proscribe a design or concept for a development that might inhabit the Phase II site within the Olympus Hill Village Center. Instead, we know the elements that feature in the Millcreek Together General Plan and in other successful mixed-use village centers.

Our approach, then, would be for our local development team and planning and design professionals to collaborate with the neighborhood and the community through public engagement, meetings with the neighborhood council, community leaders and City staff. Cowboy Partners is a local company with decades of history in this place. This community and neighborhood are home, both as individuals and as a company. We are deeply invested, in every way possible, to get it right.

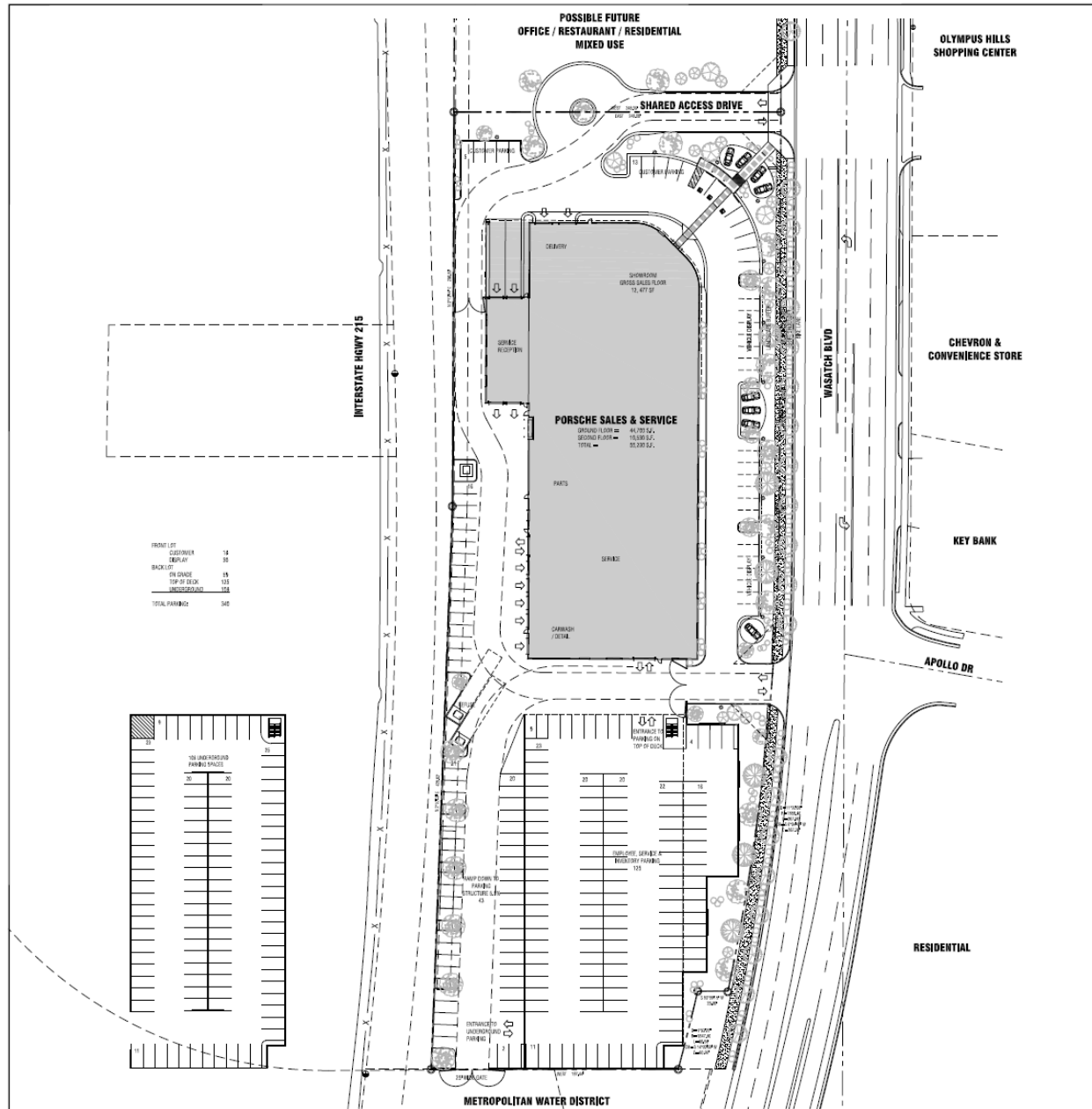
An initial pass at the site and the elements listed in the General plan suggest starting points for a discussions with the community:

- 1) Parking below the Wasatch Boulevard grade.
- 2) At grade, a plaza, pocket park, square or some combination to create open space open to the public.
- 3) Bordering the plaza and the streets would be office and neighborhood commercial – preferably a coffee shop and/or a restaurant. The commercial and retail would serve to activate the open space and create the village center character...these are the anchors of the development.
- 4) There may be some residential in some ground level areas, most likely in the areas screened from the street. We would limit any building to three stories - likely 35-40 feet on average and 45 feet at the tallest architectural expression. We would use the second and third floors for residential, though the restaurant or office uses may have second levels.



Olympus Hills West Village Center Special District Overall

- **Compatible with the surrounding community**
 - Preservation of views
- **Significant Streetscape Improvements**
 - Entire Western Frontage improved to UDOT boundary
 - 5-foot landscaped shoulder
 - 10-foot pedestrian path
 - Exceeding city street tree requirement:
 - 32 street trees (every 30 feet) vs. 25 required (every 40 feet)
- **Significant Lighting Constraints**
 - “Average Foot Candle” shall not exceed 0.2 (66% of current city requirement)
 - Dimming between 9 p.m. and 6 a.m.
- **Significant Signage Constraints**
 - 132 SF wall sign (5% of similar C2 zone allowance)
 - No electronic message boards/billboards



POSSIBLE FUTURE
OFFICE / RESTAURANT / RESIDENTIAL
MIXED USE

OLYMPUS HILLS
SHOPPING CENTER

SHARED ACCESS DRIVE

INTERSTATE HWY 215

WASATCH BLVD

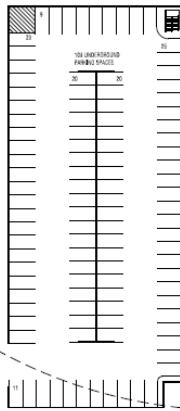
CHEVRON &
CONVENIENCE STORE

PORSCHE SALES & SERVICE

KEY BANK

FRONT LOT	
SIDEWALK	74
DRIVEWAY	30
BACKLOT	
ON GRADE	15
TOP OF FLOOR	125
UNDERGROUND	154
TOTAL PARKING	340

APOLLO DR



METROPOLITAN WATER DISTRICT

RESIDENTIAL



MILLCREEK PLANNING COMMISSION

September 20, 2023



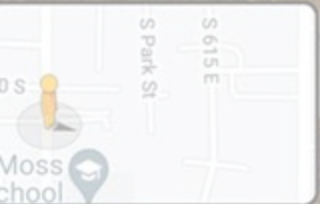


Maplegarden Estates

A Subdivision Condominium Conversion

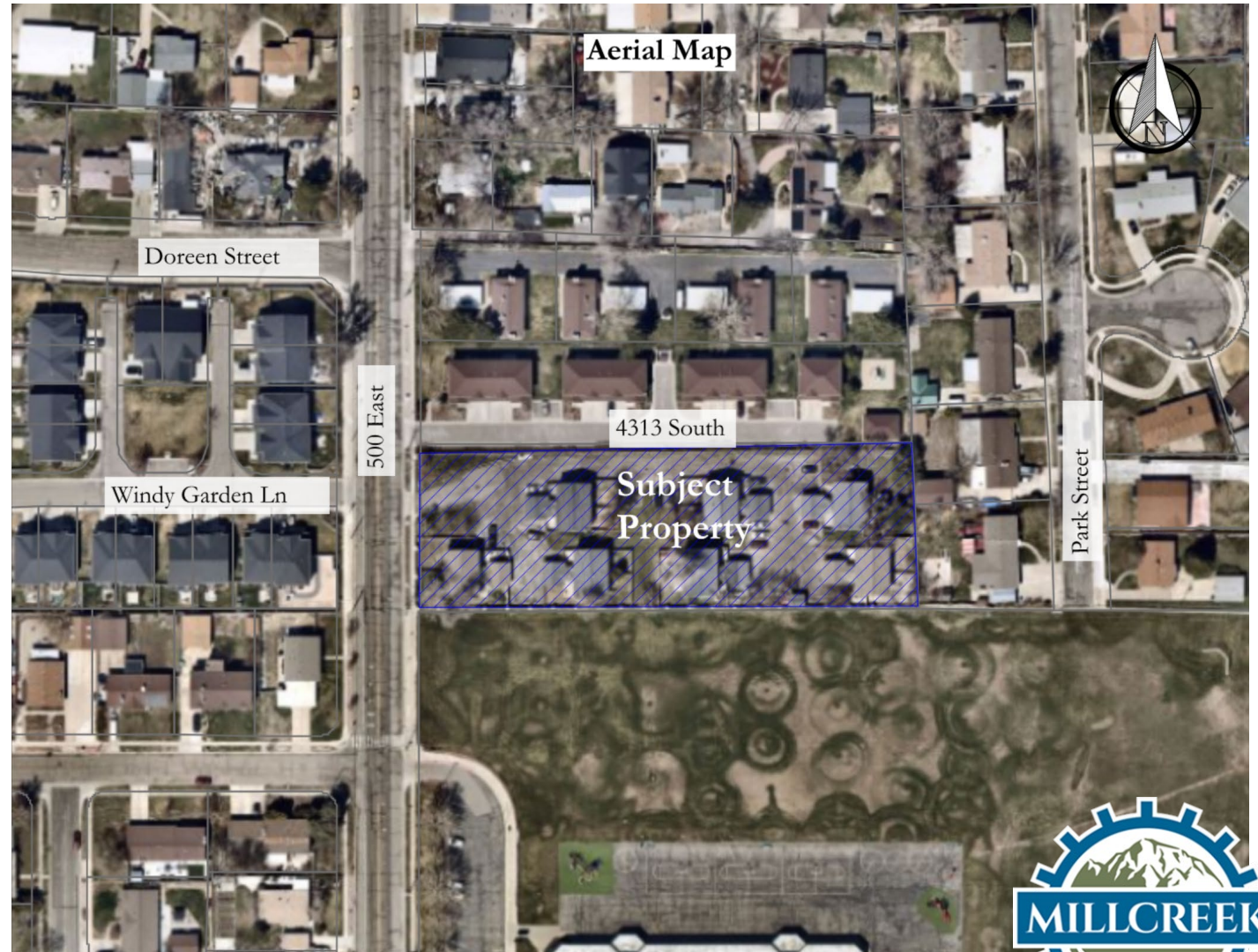
File # SD-22-013
4321 South 500 East

Applicant: AJ Shaffer



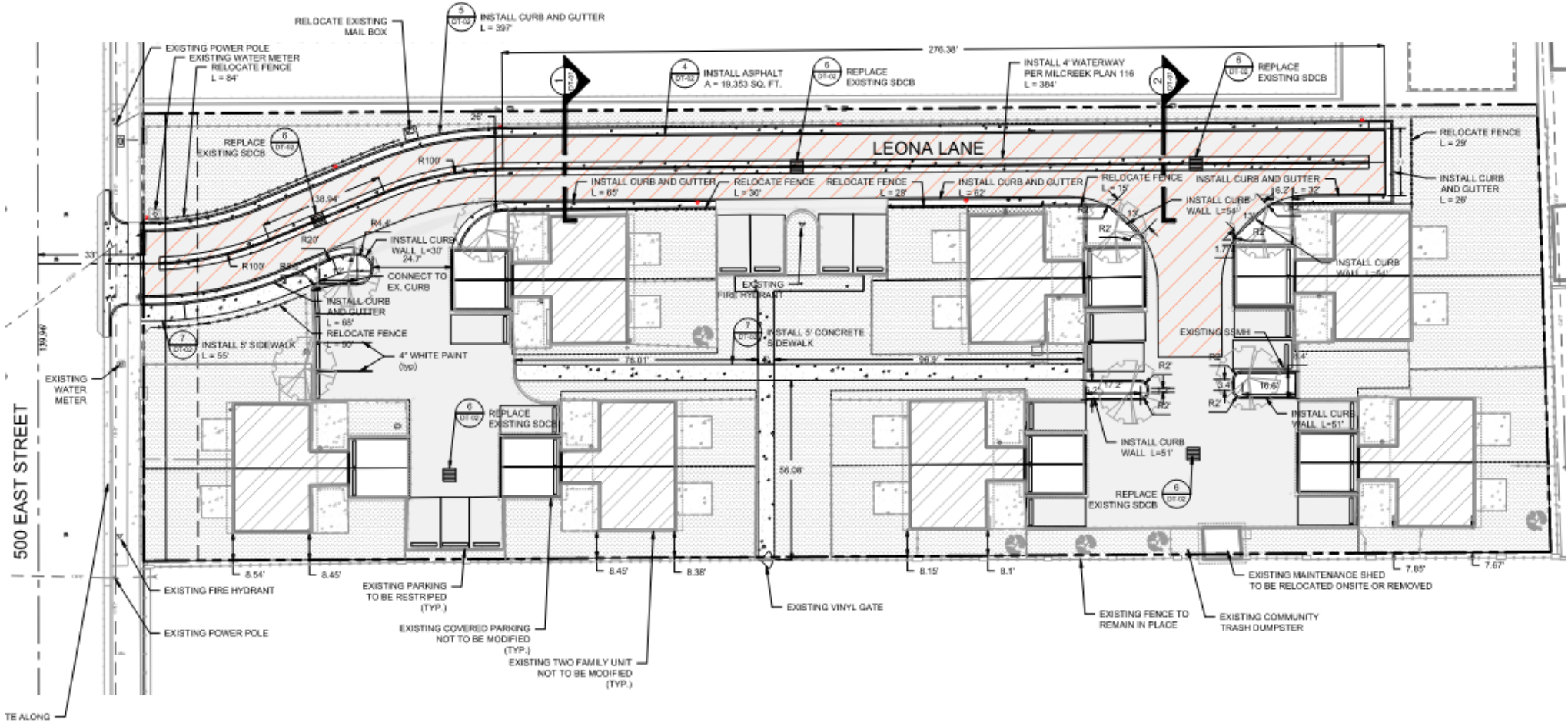
Vicinity, Background, & Proposal

- Located at approximately 4321 South 500 East
- Built in 1970's - Consisting of seven existing "twin homes" style buildings - comprising of 14 total units, commonly referred to as Maplegardens.
- Proposal to subdivide property into a condominium plat, for the purpose of creating both common area and individual ownership.
- Only "minor" improvements being made to the property (i.e., resurfacing parking lot, updated landscaping, sidewalks, etc.).



“Minor” Site Improvements

- Parking lot re-striping and re-surfacing.
- Update landscaping.
- New sidewalks curb/gutter, etc.



Inspections & Recommendations

- Required inspections have been conducted/reviewed as required by Millcreek 2022 Subdivision/Condo Conversion code.
- Recommendation to approve by Code Compliance/Building and Fire Departments

Millcreek City Council
Jeff Silvestrini, Mayor
Silvia Catten, District 1
F. Dwight Marchant, District 2
Cheri Jackson, District 3
Bev Uipi, District 4



Millcreek City Hall
3330 South 1300 East
Millcreek, Utah 84106
801-214-2700
millcreek.us

Attn. Brad Sanderson
Millcreek Planning Department
801.214.2750
bsanderson@millcreek.us

February 2, 2022

Re: Condominium Conversion
4321-4333 South 500 East
Millcreek Utah, 84107

Mr. Sanderson,

The Millcreek Building Department performed a condominium conversion inspection on February 2, 2022, at the above-mentioned property in accordance with Millcreek Municipal Code 18.30.070. At this time, the building department is recommending a **preliminary approval** of the condominium conversion provided the following inspection items are corrected.

- All items noted as recommended, repair or replace, on the apartment conversion inspection report, prepared by Top Notch Home Inspections, dated 10/4/21, are completed. See attached reports for detailed items.
- Building permits shall be obtained for all items that are regulated by the 2015 International Residential Code.

The Millcreek Building Department shall recommend a final approval once a follow-up inspection report is provided to confirm the above-mentioned items have been completed. If you have any other questions, please feel free to contact me.

James Hardy
Millcreek Building Official



Unified Fire Authority
Fire Prevention Division

09/07/2023

Brad Sanderson
Millcreek Planner
3330 South 1300 East
Millcreek City, Utah

Re: Maple Gardens
Condominium Conversion
4321 -4333 South 500 East

Brad,

In review, of the current proposed plan for the Maple Garden Condominium Conversion, it appears to meet fire code requirements. The improvements for fire access, turn-a-round & parking will be required to be installed for code compliance.

Unified Fire supports approval for the condo conversion based on the proposal and listed items above.

Thank you.

Respectfully,

Shirl White
Area Fire Marshal
Unified Fire Authority



Model Motion

Based on the findings and conclusions, as presented in the staff report, I move that the Planning Commission approve the Maplegardens Subdivision Condominium Conversion, file number SD-22-013, as proposed.

**OLYMPUS HILLS WEST
VILLAGE CENTER
SPECIAL DISTRICT
REZONE**

OHW-VCSD

FILE # ZM-23-004

Applicant: Mile High 901, LLC

Request: Petitioning the Millcreek City Council to rezone property located at approximately 4074 South Wasatch Boulevard from an R-1-8 Zone to a Village Center Special District (VCSD)

To accommodate a mixed-use center that would include a high-end car dealership on the south side of the property and a mixed-use commercial development with public open space on the north side of the property.



ROADMAP

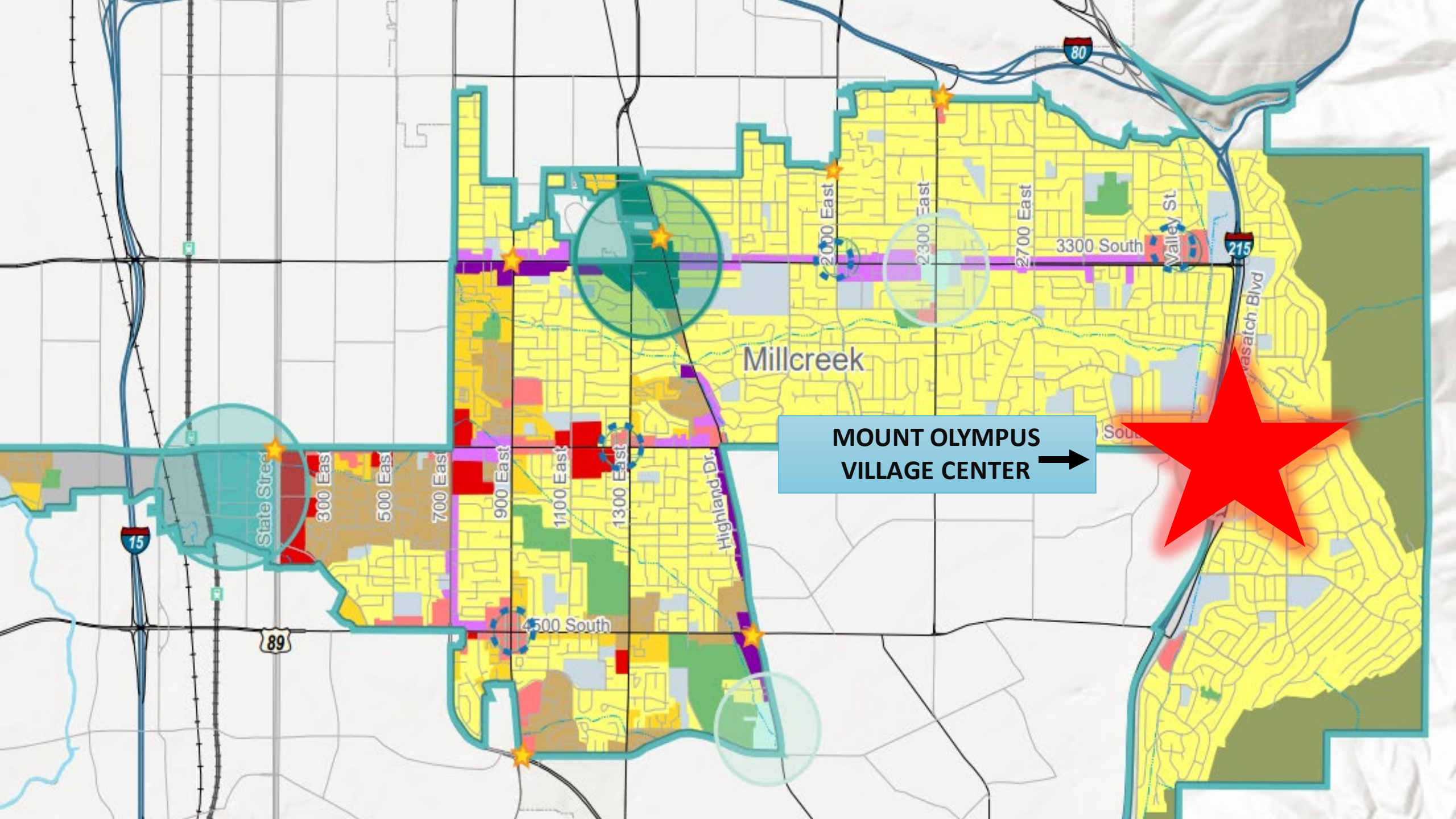
1. **Background and Site and Street Characteristics**
2. **Phasing Plan in General**
3. **Phase 1 – Porsche Dealership**
4. **Phase 2 and 3 – North Site and UDOT ROW**
5. **Use and Materials Regulations**
6. **Streetscape Enhancements and Traffic Considerations**
7. **Fiscal and General Plan Recommendations**
8. **Summary**



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**MOUNT OLYMPUS
VILLAGE CENTER** →

Site and Street Characteristics

Existing
Commercial and
Interstate Lighting



- 10,000 daily vehicle trips
- 4,000 daily bike trips
- Bus Hub
- Freeway Access
- Intense Peak Demand due to Skyline HS and freeway commutes.

Shopping Center 14 acres. 8 commercial street accesses.

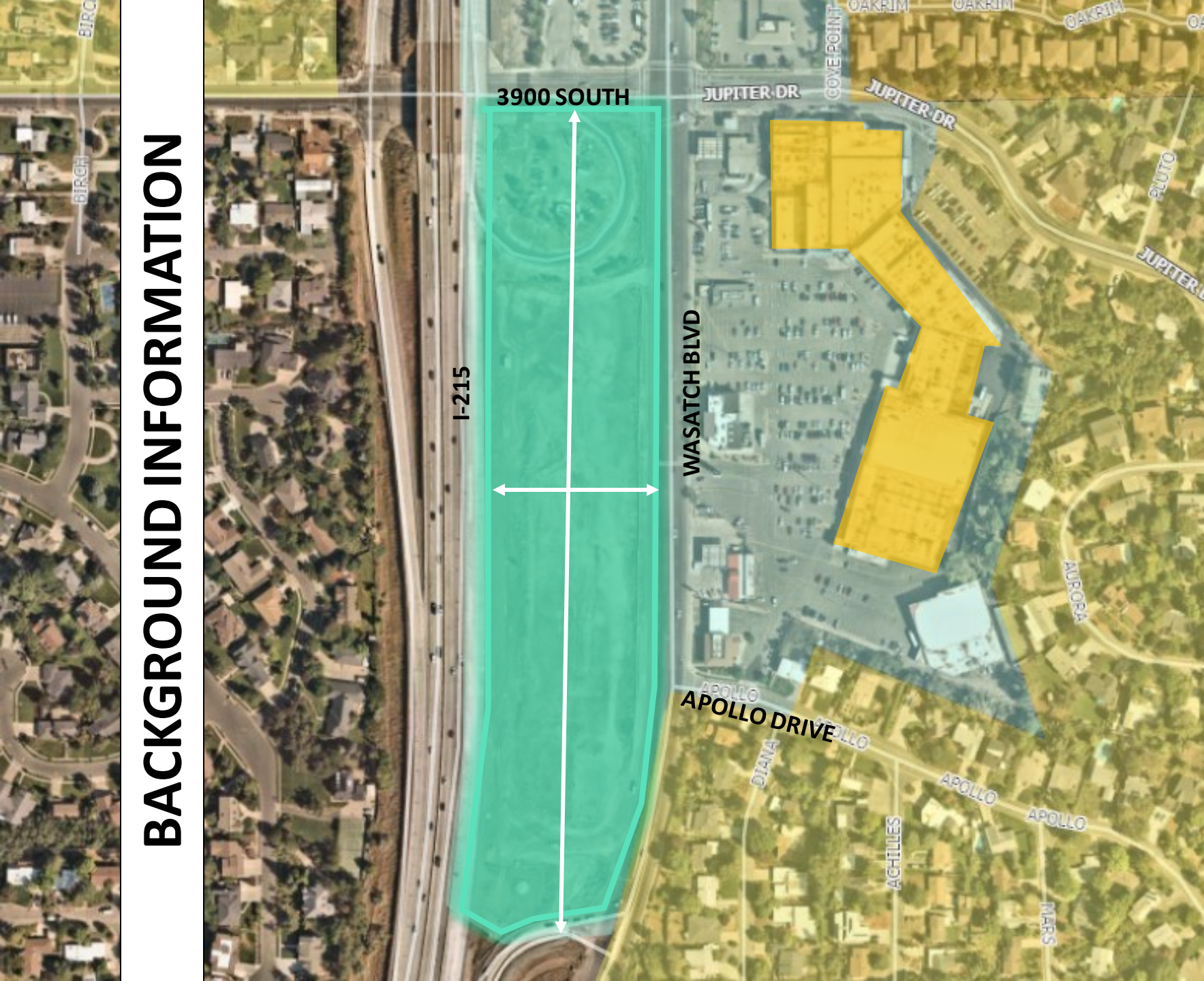
100' Right-of Way
Five-Lane Cross
Section

Soft Shoulder,
unimproved west
side, lots of cyclists

Proposed Porsche
Site

I-215

BACKGROUND INFORMATION



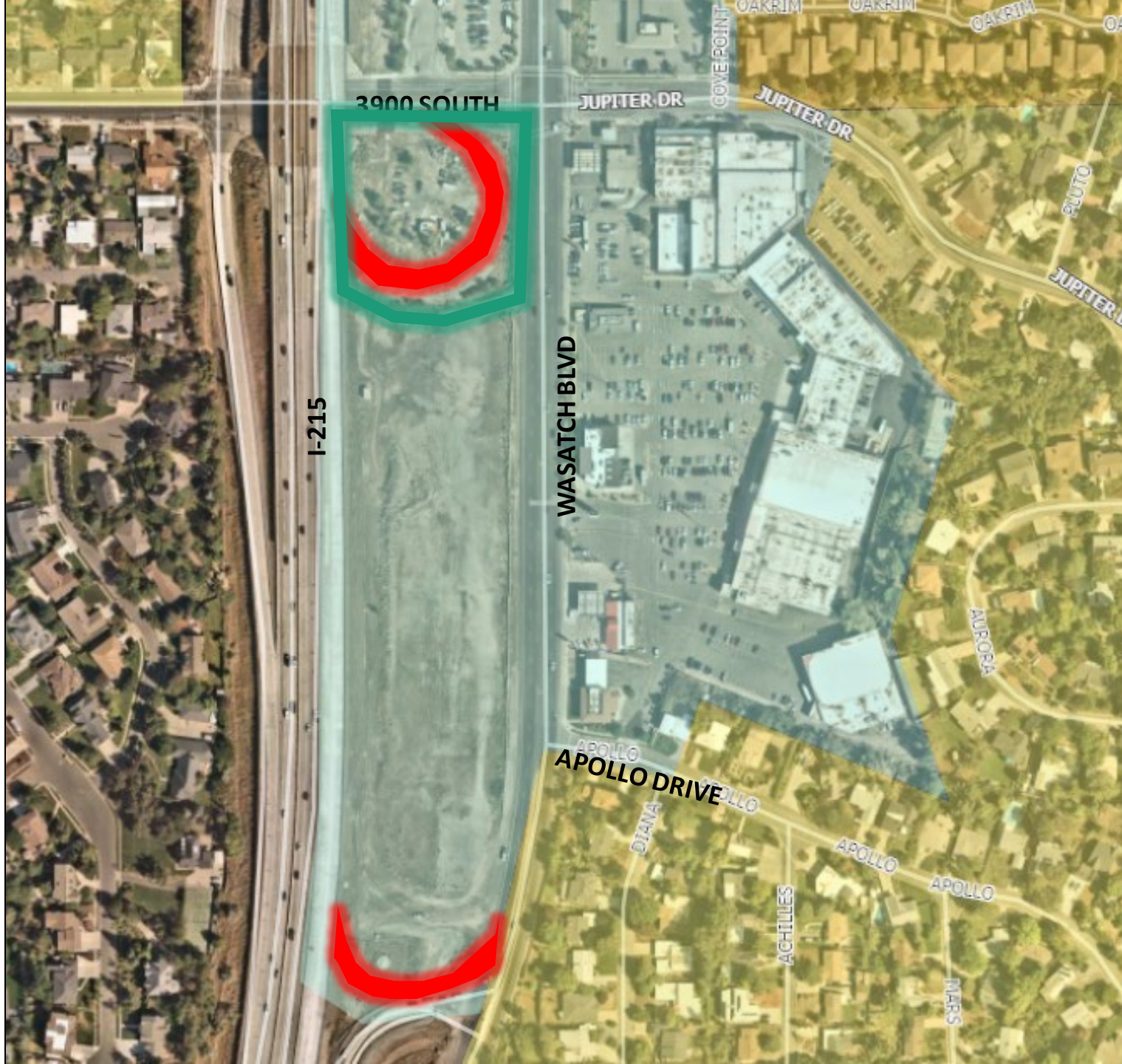
**SUBJECT PROPERTY
LIES BETWEEN I-215
AND WASATCH BLVD.
AND IS APPROXIMATELY 8
ACRES**

**WEST OF THE OLYMPUS
HILLS SHOPPING
CENTER**

**AROUND 1,500 FEET IN
LENGTH**

**AND AROUND 310 FEET
IN WIDTH**

BACKGROUND INFORMATION

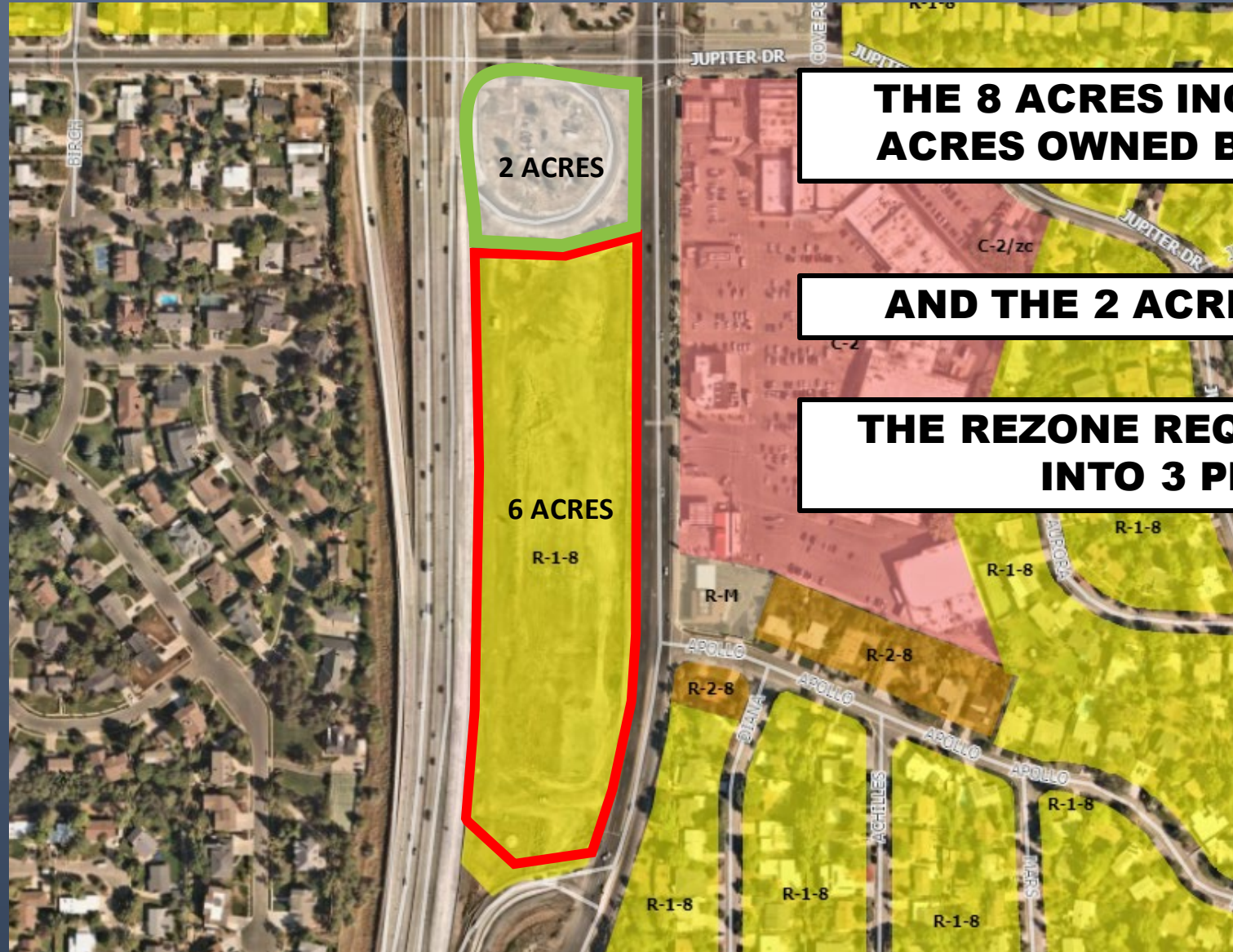


CURRENT UDOT ON-RAMP WHICH LIES ON ROUGHLY 2 ACRES OF UDOT ROW

UDOTS PLANS ARE TO DE-COMMISSION ON-RAMP AND ACTIVATE A NEW ON-RAMP SOUTH OF SUBJECT PROPERTY (EXACT TIMELINE UNKNOWN)

APPLICANT HAS ROFR TO PURCHASE THE 2 ACRES WHEN RAMP IS DE-COMMISSIONED

CURRENT ZONING



THE 8 ACRES INCLUDES THE 6 ACRES OWNED BY APPLICANT

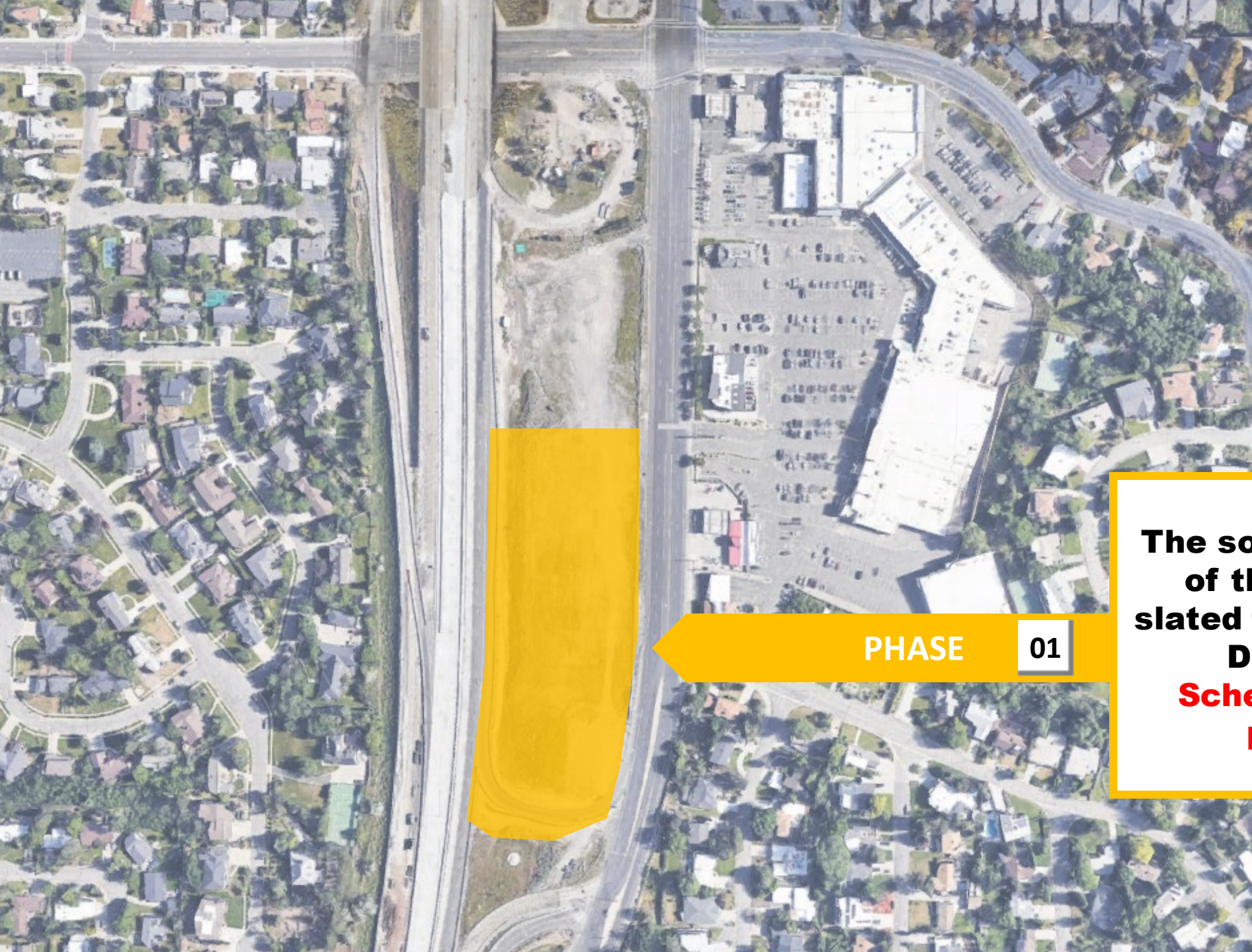
AND THE 2 ACRE UDOT PIECE

THE REZONE REQUEST IS SPLIT INTO 3 PHASES

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PHASE

01

**The southern 4 acres
of the 6 acres is
slated for the Porsche
Dealership.
Schematic Detail
provided.**

PHASE 02

The 2 acres north of the 4 acres slated for the Porsche Dealership will be slated for mixed-use.

VCSD Framework + Development Agreement

PHASE 01

The southern 4 acres of the 6 acres is slated for the Porsche Dealership Schematic Detail provided.



PHASE 02

The 2 acres north of the 4 acres slated for the Porsche Dealership will be slated for mixed-use. **VCSD Framework + Development Agreement**

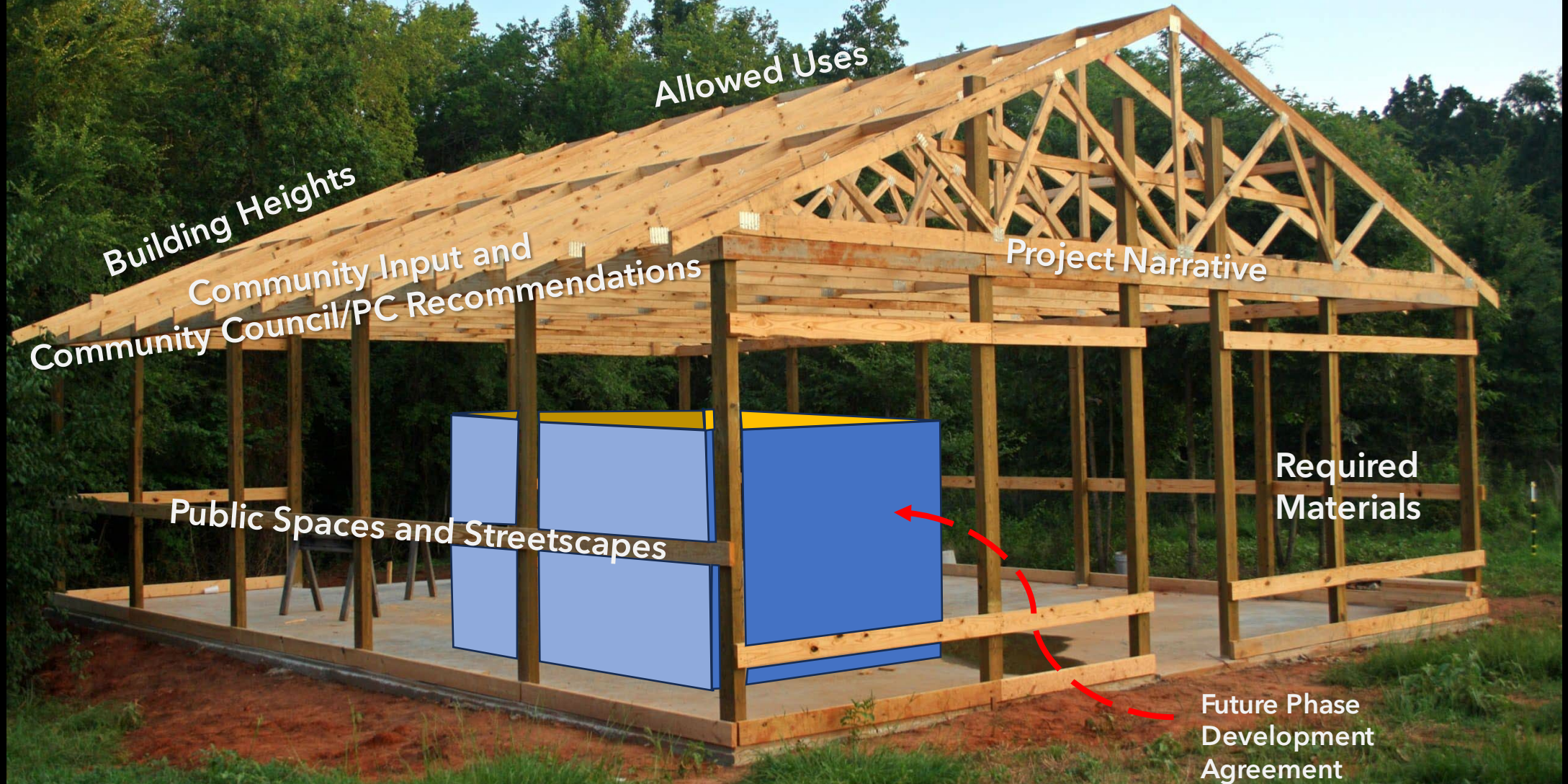
PHASE 03

The northern 2 acres where the UDOT on-ramp is located will also be slated for mixed-use. Currently Unzoned. **VCSD Framework + Development Agreement**

PHASE 01

The southern 4 acres of the 6 acres is slated for the Porsche Dealership **Schematic Detail provided.**

Future Phase Development Agreements within a VCSD Zone



Allowed Uses

Building Heights

Community Input and
Community Council/PC Recommendations

Project Narrative

Required
Materials

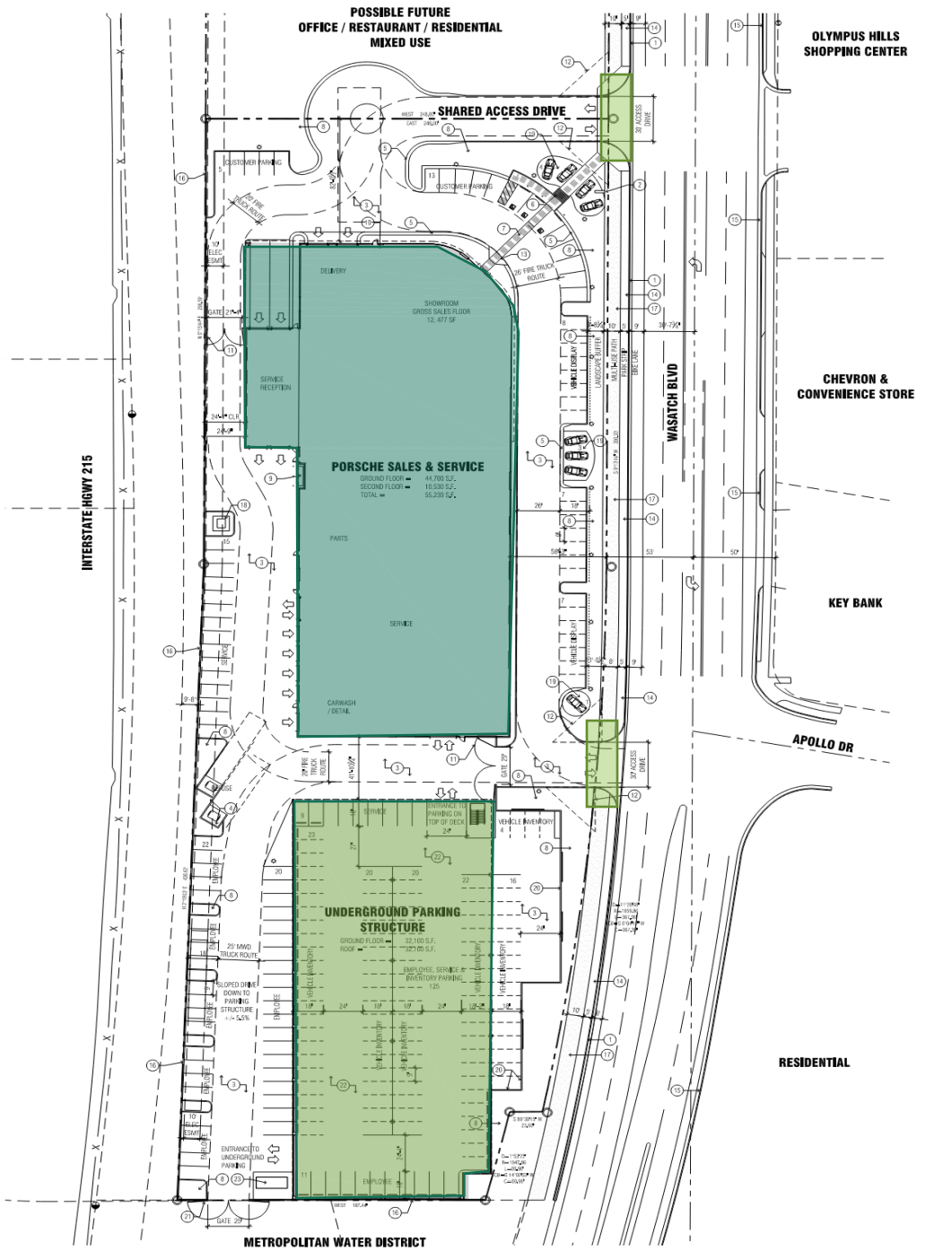
Public Spaces and Streetscapes

Future Phase
Development
Agreement

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PORSCHE SITE PLAN

SITE AREA: 174,241 S.F. (4.0 ACRES)

SALES & SERVICE GROUND FLOOR = 44,700 S.F.
 SALES & SERVICE SECOND FLOOR = 10,530 S.F.
 TOTAL SALES & SERVICE BUILDING = 55,230 S.F.

PARKING STRUCTURE OCCUPIED ROOF = 32,100 S.F.
 PARKING STRUCTURE UNDERGROUND = 32,100 S.F.
 TOTAL PARKING STRUCTURE = 64,200 S.F.

LOT COVERAGE: $44,700 / 174,241 = 25.65\%$

PARKING CALCULATIONS:

SALES: 1/400 OF SALES AREA
 $12,800 / 400 = 32$
 SERVICE: 2 PER BAY = $30 \times 2 = 60$
 TOTAL ORDINANCE PARKING REQUIRED = 92
 TOTAL ORDINANCE PARKING PROVIDED = 95
 INVENTORY & DISPLAY SPACES = 135 AT GRADE
 INVENTORY SPACE UNDERGROUND PARKING = 108
 TOTAL ONSITE PARKING = 338





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Phase 2 Site Concept

- Parking will be below grade
- Plaza, pocket park, public square – to be publicly accessible.
- Office and neighborhood commercial – preferably a coffee shop or restaurant, lining plaza, and anchoring the development.
- Small-scale residential integrated into mixed use building.
- Heights averaging 35-45 feet.
- All subject to a Phase 2 Development Agreement with an enhanced community engagement process.
- Phase 3 would be regulated under these same standards.

The Phase 2 site is slightly smaller than what is typically seen as the flagship component of Holladay's Village Center – the commercial area and plaza.



| Acres ▾

Measurement Result

2.75 Acres

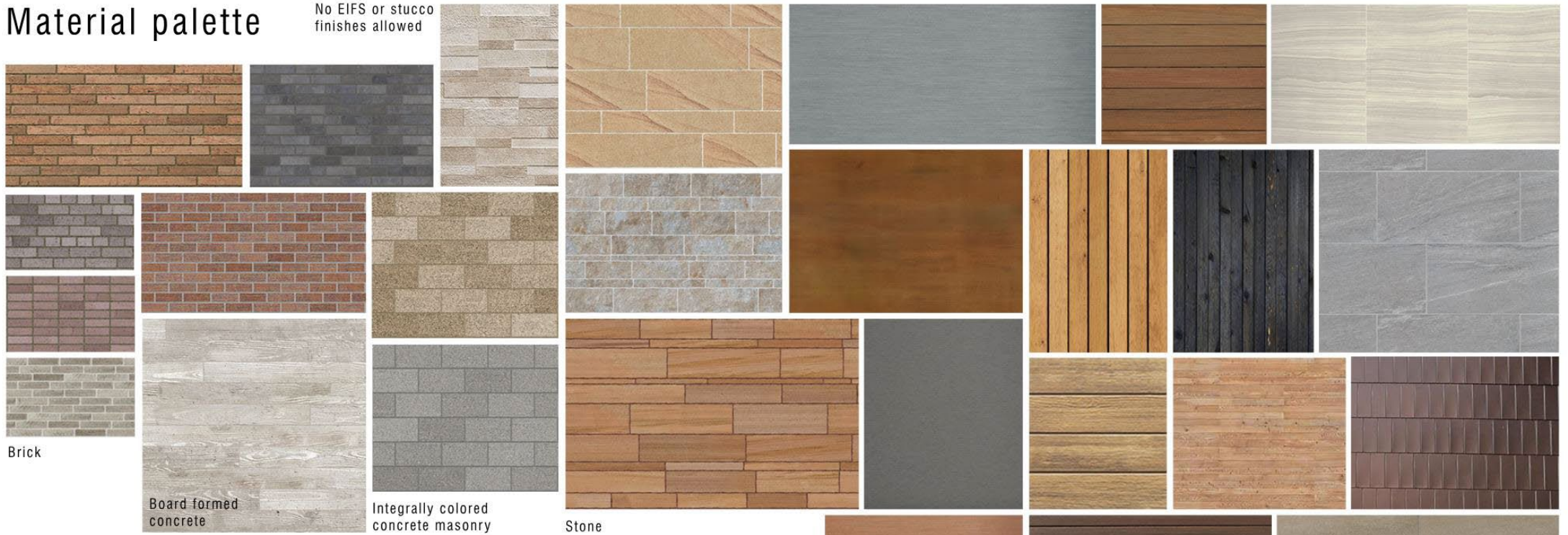
Clear

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Material palette

No EIFS or stucco finishes allowed



Brick

Board formed concrete

Integrally colored concrete masonry

Stone

Architectural metal panels

Durable natural wood siding, mass timber & carbonized wood

Architectural tile

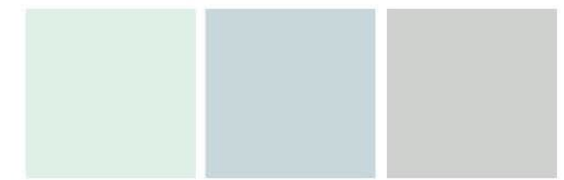
Color palette



Architectural metal panels

Durable natural wood siding, mass timber & carbonized wood

Architectural tile



Glass

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19.62A.020 – Permitted and Conditional Uses and Use Limitations

Table 19.62A-1: Olympus Hills West-VCSD Permitted and Conditional Uses lists permitted and conditional uses for the commercial zoning districts. "P" indicates that a use is permitted. "DA" indicates that a use is subject to a phased development agreement. Any use listed "DA" may be further limited or eliminated by a development agreement in a future phase. The absence of the use from the table indicates that use is neither a permitted use nor a conditional use within that zoning district.

USE		Specific Use Standards and Limitations
Automobile Sales or Leasing	P	Must be on a site at least 4 acres in area. Sales of moving trucks, watercraft, mobile homes, travel trailers, campers, motorcycles, and other recreational vehicles prohibited. Vehicle sales inventories must include hybrid or electric vehicles
Automobile Repair	P	Must be an accessory use to automobile sales and leasing. Automobile service and repair must be conducted inside a building.
Office Uses	DA	See MKZ 19.04. Approval of this use in a subsequent phase is subject to a development agreement.
Restaurant	DA	Drive-through uses are prohibited. Approval of this use in a subsequent phase is subject to a development agreement.
Neighborhood Retail Uses	DA	See MKZ 19.04. Drive-through uses are prohibited. Approval of this use in a subsequent phase is subject to a development agreement.
Neighborhood Service Uses	DA	See MKZ 19.04. Drive-through uses are prohibited. Approval of this use in a subsequent phase is subject to a development agreement.
Residential Condominiums or PUDs	DA	Condominiums or PUDs may be approved as part of a mixed use development. Condominiums are subject to MKZ 18.30, and Planned Unit Developments are subject to MKZ 19.78. Approval of this use in a subsequent phase is subject to a development agreement.
Mixed Use	DA	Mixed use developments may include residential uses, but must include office, restaurant, neighborhood retail, or neighborhood service uses on the ground floor of a mixed use building. Maximum density of residential units allowed determined by development standards. Approval of this use in a subsequent phase is subject to a development agreement.

- Similar format and much like other zones, the standards and limitations regulate the permitted and conditionally permitted uses but crafted in a way to help preserve the goals for village centers.
- The Olympus Hill West Village Center Special District (OHV-VCSD) proposes multifamily and commercial retail and office, and restaurants that are distinct and inviting to a village center.
- Unique to this specific village center proposal, a high-end automobile dealership with specific design standards and limitations will be included.
- With the help of the community councils and residents, reasonable regulations can be inserted to help mitigate any concerns.

19.62A.030 – Development Standards

A. Automobile Sales. The primary commercial use in the Olympus Hills West-VCSD shall be the sales and leasing of new automobiles. Automobile Sales shall be located in the southernmost four acres of the Olympus Hills West-VCSD and shall be configured as shown on the site plan located in the

1. All buildings including access architectural theme as depicted on panel and glass. Design elements of buildings.
2. All building facades facing glass. Stucco is prohibited on
3. One auto dealership building that includes office spaces, a dealership building shall include feet in area.
4. The minimum setback as measured shall be no less than 25 feet.
5. The showroom portion of the from the final engineered ground
6. The service portion of the driveway measured from the final engineered
7. Maximum lot coverage shall
8. Vehicle displays. No car displays areas at driveway intersections. No vehicles may be
9. Security For Display Vehicle dealers, curb walls no higher than bollards, berms, low security compatible with project theme

10. Parts Storage Areas. Parts storage areas shall be provided within buildings.

B. Village Retail, Restaurant, and Plaza . Village Retail and Restaurant uses will form a buffer and transition between the automobile sales use and the multifamily use. Retail and restaurant uses shall be either a predominant feature along Wasatch Boulevard or shall flank a public plaza located between the automobile sales use and the multifamily use. A public plaza must be at least 10,000 square feet in area. Public Plazas shall follow the applicable design standards as set forth in MKZ 19.73.070(O).

1. Except as provided below, village retail and restaurants shall follow the building design standards as set forth in MKZ 19.73.070 (N)(4).
2. Village retail may be located on the ground floor of a multifamily building and restaurant uses combined must be a minimum of 3,000 square feet in area and restaurant uses shall be at least 1,500 square feet in area.
3. Retail spaces shall be a minimum of 30 feet in depth as measured perpendicular to the right-of-way or plaza.
4. Transparent windows or doors are required for at least 50 percent of the frontage.
5. Restaurant uses adjacent to public plaza must include at least 300 sf of outdoor seating area. Seating area may be within public plaza area.
6. No portion of the site devoted to village retail, restaurant, or plaza uses shall be sold or leased for any other purpose.

C. Multifamily and Office. Multifamily and Office uses are allowed on a portion of the property as part of a mixed use development, within 700 feet of the south right-of-way line of 3900 South. Multifamily uses in the Olympus Hills West VCSD Multifamily development shall be constructed in a manner that facilitates conversion to a residential condominium in the future. Any approval of a Planned Unit Development or Condominium will require review of a site plan by the Millcreek Planning Commission.

1. Except as provided below, multifamily buildings shall follow the applicable building design standards as set forth in MKZ 19.73.070 (N).
2. Maximum building height shall not exceed an elevation greater than the mean sea level elevation of 5,020 feet.
3. The following features may exceed the maximum building height but in no case shall be over 7 feet from the highest point of the coping of a flat roof or the highest gable of a pitched roof.
 - a. Elevators, stairways, ventilating fans, or similar equipment required to operate and maintain the building.
 - b. No space above the height limit shall be allowed for the purpose of providing additional habitable floor space.
4. Buildings shall not exceed 250 feet in length.
5. Façade articulation. All buildings shall be designed with the following articulation:
 - a. Visual breaks along the street-facing façade such as horizontal articulation in the plane of the façade by at least 2 feet.
 - b. Change in height at the top of the building by at least 3 feet for every 50 feet of façade length.
 - c. Changes in materials, color, texture or pattern for greater than 50% of the building facade.
 - d. Indentations/recesses at least 3 feet in depth along the street facing facades at 50-foot intervals.
 - e. Building lengths greater than 200 feet in length shall include indentations/recesses of at least 6 feet in depth along the street facing facades at 50-foot intervals.
6. Setbacks. With the exception of the Public Plaza area, the following minimum setbacks shall apply:
 - a. Wasatch Boulevard right-of-way line shall be 20 feet.
 - b. 3900 South right-of-way line shall be 15 feet.
 - c. All interior and side property lines shall be 10 feet.
 - d. Rear property line shall be 10 feet.
7. Windows shall constitute at least 50 percent of first floor street-facing facades, and 25 percent of all upper story facades.
8. Residential amenities shall include the following:
 - a. Terrace Open Space of at least 100 square feet/per unit.
 - b. Shared Public Plaza
 - c. Indoor Amenities approved by the Planning Director or designee.

D. Building Materials and Color. Building materials and color are limited to the materials

8. Timers and Sensors: All outdoor lighting shall be equipped with timers, motion sensors, or other automated control mechanisms that allow for dimming
9. Lighting Measurement and Boundary Limitations. For the purposes of this chapter, "Average Foot Candle" is the unit of measurement representing the amount of light falling on a surface from a standard candle placed one foot away over a specified area.
 - a. Average Foot Candle measurement shall be taken at ground level from the outside boundaries of the premises.
 - b. The maximum allowed "Average Foot Candle" shall not exceed 0.2 as measured from the outside boundaries of the premises.
 - c. Operational Requirements. The following operational requirements shall apply:
 - a. Parking Lot Area Lighting: Dimmed to 50% at 9:00pm to 6am.
 - b. Building Facade Lighting: Dimmed to 50% at 9:00pm to 6am.

G. Landscaping

1. Landscaping of parking lots and required buffers shall follow the requirements of MKZ 19.77.
2. Landscaping shall incorporate plant species that are native or endemic to northern Utah.
3. Turf grass is limited to 25% of overall landscaping and shall not be installed along any streetscape.
4. The Planning Director or designee can reduce planter bed widths and lengths up to 25% to accommodate unusual circumstances.
5. Landscaping shall be installed substantially as depicted in the **Exhibit E**.

H. Wasatch Boulevard Streetscape

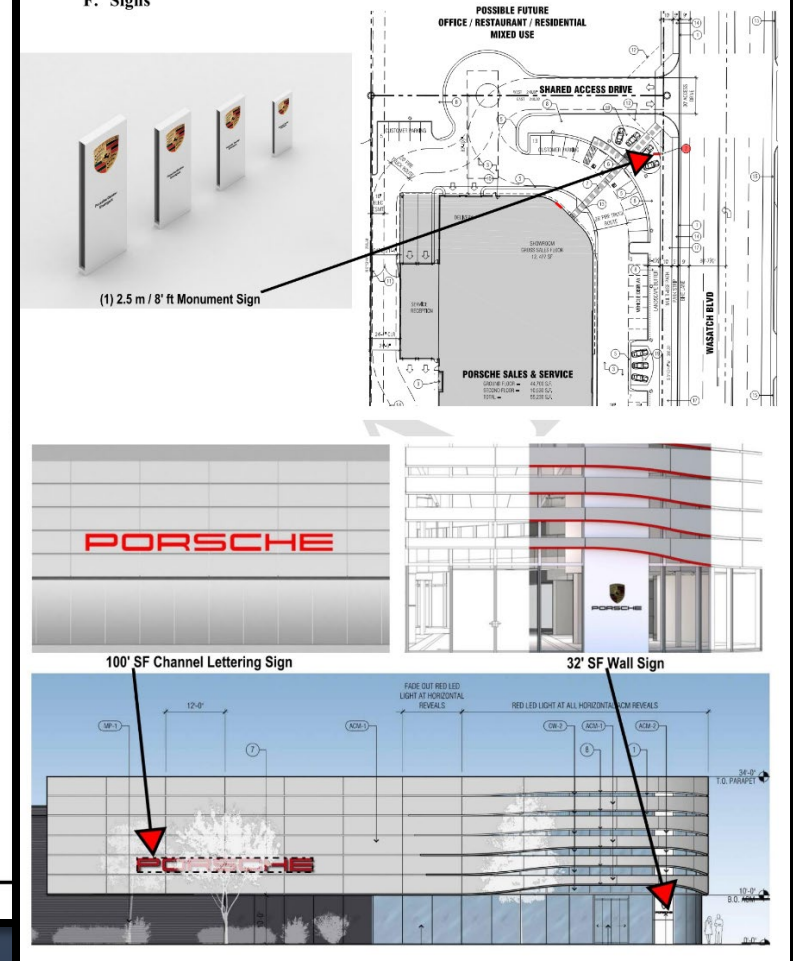
1. Street Trees. The project shall include a consistent species of trees, planted every 30 feet on center. Trees shall be planted at a minimum of 3-inch caliper.
 - a. Species of street trees shall be determined Millcreek.
2. Wasatch Boulevard streetscape shall be installed substantially as depicted in the **Exhibit E**.
3. Streetlights. The project shall include street lighting as approved by the City Engineer.

B. Automobile Sales Site Plan

C. Automobile Sales Building Materials

D. Multifamily/Mixed Use Building Materials

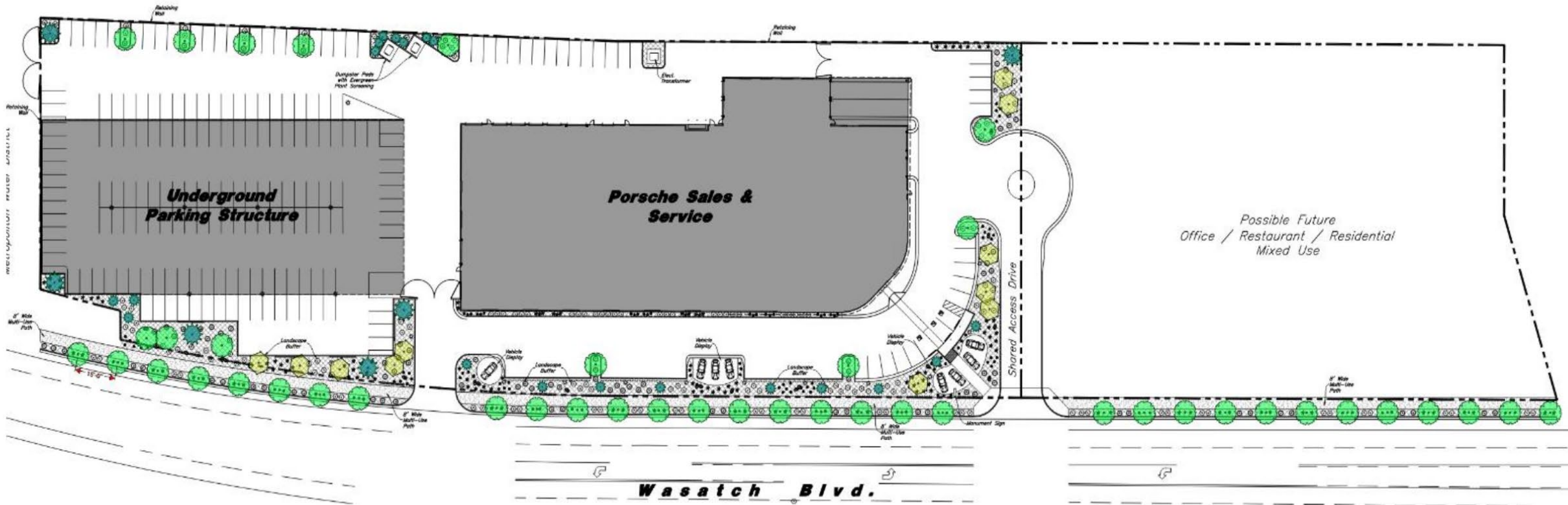
F. Signs



ROADMAP

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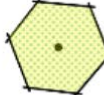




LANDSCAPE DATA

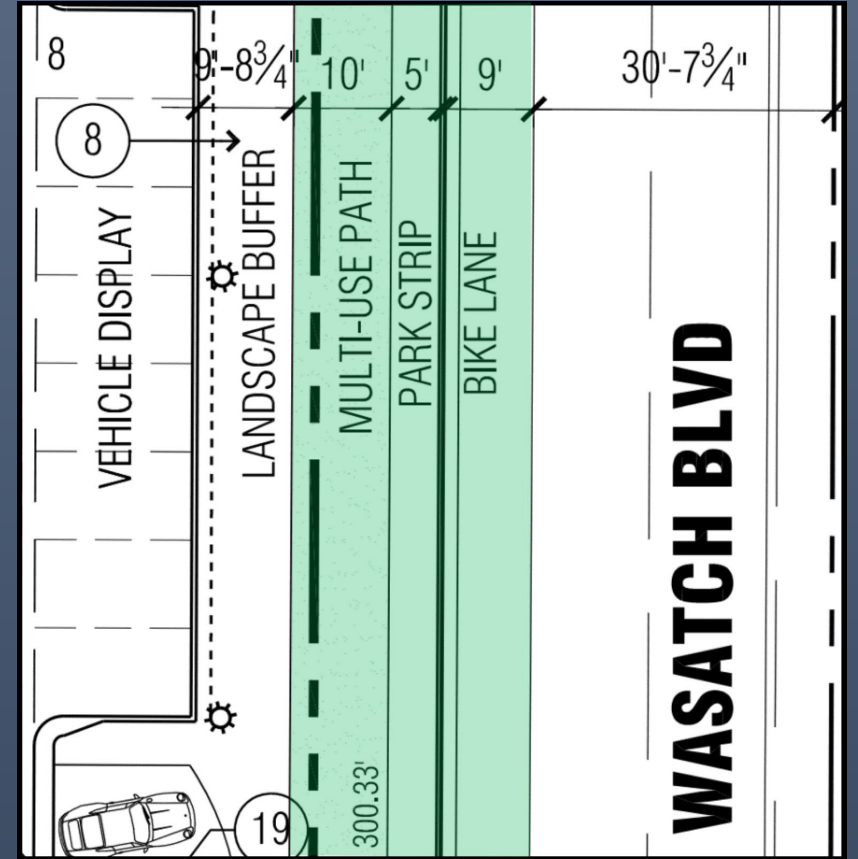
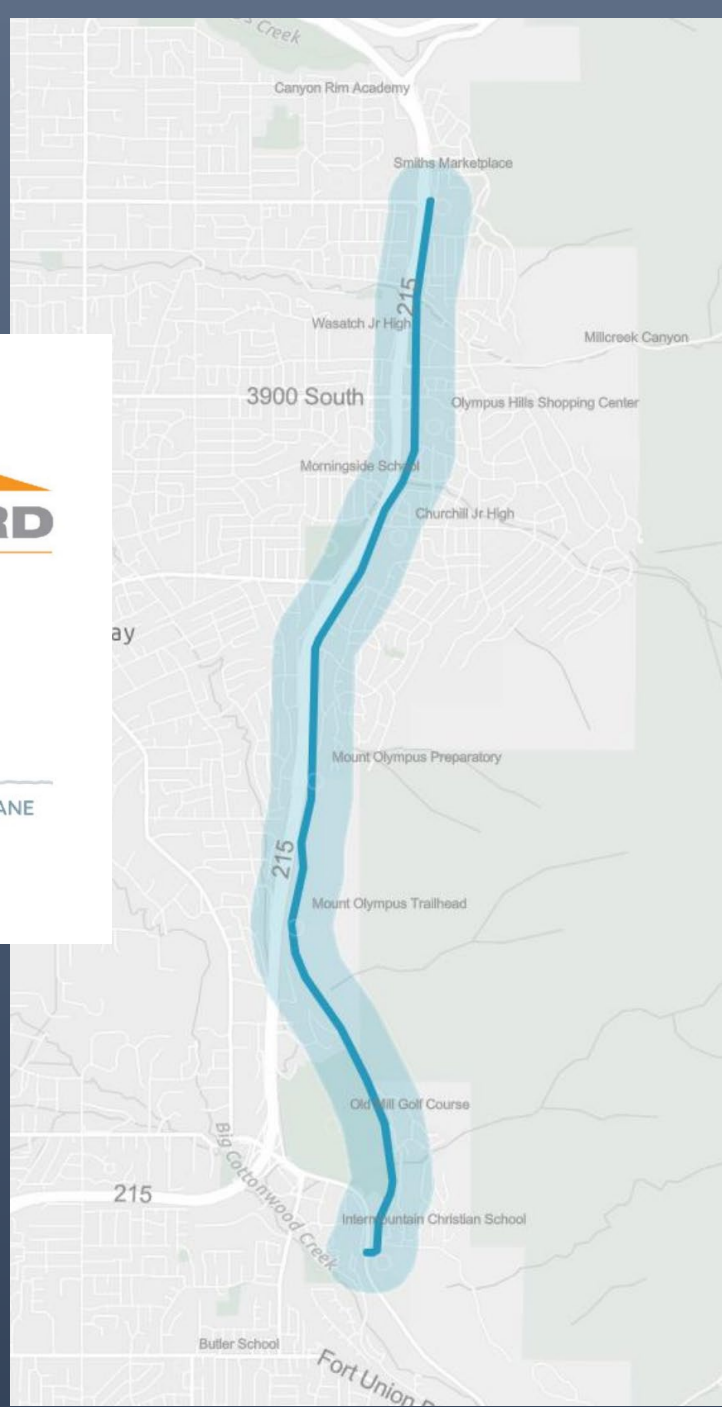
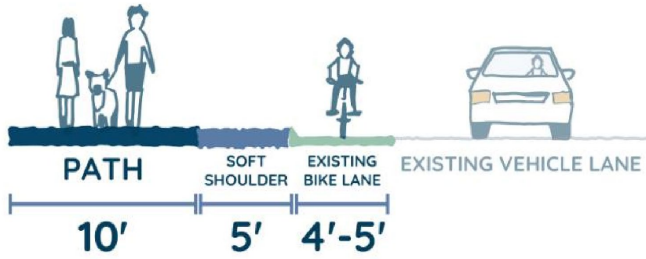
Site Area = 174,241 s.f. (4.0 ac.)
 Onsite Landscape Area Provided = 16,746 s.f. (10%)
 Offsite Landscape Area Provided = 5,212 s.f.
 1 Street Tree per 30 l.f.
 75% Plant Coverage After 3 Years of Growth
 40% Evergreen Shrubs and Trees

CONCEPT PLANT SCHEDULE

-  DECIDUOUS TREE (2" Caliper)
44 TOTAL (32 ALONG WASATCH BLVD.)
-  EVERGREEN TREE (Min. 6' Ht.)
24 TOTAL
-  ORNAMENTAL TREE (1 1/2" Caliper)
11 TOTAL (5 ALONG WASATCH BLVD)

WASATCH BOULEVARD

Master Plan



The new land uses were calculated based on assumptions from previous site plans prior to the Porsche Dealership and proposed mixed-use conditions.

Approximately 10,000 square feet of retail was assumed, which was left as is for the updated trip generation.

The office was calculated based on 21,000 sf.

The remaining residential was assumed based on previous site plans, which equated to approximately 80 units.

Previous Trip Generation Millcreek - Poulton												
Land Use ¹	# of Units	Unit Type	Trip Generation					Reductions		New Trips		
			Total	% In	% Out	In	Out	Internal Capture	Pass-by	In	Out	Total
Weekday Daily												
Multifamily Housing (Mid-Rise) (221)	400	DU	1,816	50%	50%	908	908	12%	0%	799	799	1,598
Strip Retail Plaza, <40k (822)	10	KSF	546	50%	50%	273	273	12%	15%	204	204	408
Fine Dining Restaurant (931)	14	KSF	1,174	50%	50%	587	587	12%	40%	310	310	620
High-Turnover (Sit-Down) Restaurant (932)	8	KSF	858	50%	50%	429	429	12%	40%	226	227	453
Fast-Food Restaurant with Drive-Through Window (934)	4	KSF	1,870	50%	50%	935	935	12%	45%	452	453	905
TOTAL			6,264			3,132	3,132			1,991	1,993	3,984
AM Peak Hour												
Multifamily Housing (Mid-Rise) (221)	400	DU	166	23%	77%	38	128	10%	0%	34	115	149
Strip Retail Plaza, <40k (822)	10	KSF	24	60%	40%	14	10	10%	15%	10	8	18
Fine Dining Restaurant (931)	14	KSF	12	50%	50%	6	6	10%	40%	3	3	6
High-Turnover (Sit-Down) Restaurant (932)	8	KSF	78	55%	45%	43	35	10%	40%	23	19	42
Fast-Food Restaurant with Drive-Through Window (934)	4	KSF	180	51%	49%	92	88	10%	45%	45	44	89
TOTAL			460			193	267			115	189	304
PM Peak Hour												
Multifamily Housing (Mid-Rise) (221)	400	DU	158	61%	39%	96	62	15%	0%	81	53	134
Strip Retail Plaza, <40k (822)	10	KSF	78	50%	50%	39	39	15%	15%	28	28	56
Fine Dining Restaurant (931)	14	KSF	110	67%	33%	74	36	15%	40%	38	18	56
High-Turnover (Sit-Down) Restaurant (932)	8	KSF	74	61%	39%	45	29	15%	40%	23	15	38
Fast-Food Restaurant with Drive-Through Window (934)	4	KSF	134	52%	48%	70	64	15%	50%	30	27	57
TOTAL			554			324	230			200	141	341

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.
SOURCE: Hales Engineering, August 2023

New Trip Generation Millcreek - 4074 S Wasatch Boulevard TIS Update												
Land Use ¹	# of Units	Unit Type	Trip Generation					Reductions		New Trips		
			Total	% In	% Out	In	Out	Internal Capture	Pass-by	In	Out	Total
Weekday Daily												
Multifamily Housing (Mid-Rise) (221)	80	DU	364	50%	50%	182	182	19%	0%	148	147	295
Strip Retail Plaza, <40k (822)	10	KSF	546	50%	50%	273	273	19%	15%	188	188	376
High-Turnover (Sit-Down) Restaurant (932)	3	KSF	322	50%	50%	161	161	19%	40%	78	78	156
Porsche Sales and Service	44	KSF	570	50%	50%	285	285	0%	0%	285	285	570
General Office Building (710)	21	KSF	300	50%	50%	150	150	19%	0%	121	122	243
TOTAL			2,102			1,051	1,051			820	820	1,640
AM Peak Hour												
Multifamily Housing (Mid-Rise) (221)	80	DU	24	23%	77%	6	18	18%	0%	5	15	20
Strip Retail Plaza, <40k (822)	10	KSF	24	60%	40%	14	10	18%	15%	10	7	17
High-Turnover (Sit-Down) Restaurant (932)	3	KSF	30	55%	45%	17	13	18%	40%	9	6	15
Porsche Sales and Service	44	KSF	36	75%	25%	27	9	0%	0%	27	9	36
General Office Building (710)	21	KSF	44	88%	12%	39	5	18%	0%	32	4	36
TOTAL			158			103	55			83	41	124
PM Peak Hour												
Multifamily Housing (Mid-Rise) (221)	80	DU	32	61%	39%	20	12	20%	0%	16	10	26
Strip Retail Plaza, <40k (822)	10	KSF	78	50%	50%	39	39	20%	15%	26	27	53
High-Turnover (Sit-Down) Restaurant (932)	3	KSF	28	61%	39%	17	11	20%	40%	8	5	13
Porsche Sales and Service	44	KSF	50	33%	67%	17	33	0%	0%	17	33	50
General Office Building (710)	21	KSF	46	17%	83%	8	38	20%	0%	7	30	37
TOTAL			234			101	133			74	105	179

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.
SOURCE: Hales Engineering, August 2023

The trip generation for the Porsche lot was based on counts from the Littleton, Colorado Porsche location, which has approximately the same square footage as the proposed Millcreek location. Counts were taken at the access points during the morning (8-10am) and evening peak hours (4-6pm).

The counted rates were approximately 60% less than the rates in the Institute of Transportation Engineers (ITE) for the land use “automobile sales (new)”, which was approximately the same ratio found from previous counts at a Porche/Audi dealership in Lehi, Utah.

Previous Trip Generation Millcreek - Poulton												
Land Use ¹	# of Units	Unit Type	Trip Generation					Reductions		New Trips		
			Total	% In	% Out	In	Out	Internal Capture	Pass-by	In	Out	Total
Weekday Daily												
Multifamily Housing (Mid-Rise) (221)	400	DU	1,816	50%	50%	908	908	12%	0%	799	799	1,598
Strip Retail Plaza, <40k (822)	10	KSF	546	50%	50%	273	273	12%	15%	204	204	408
Fine Dining Restaurant (931)	14	KSF	1,174	50%	50%	587	587	12%	40%	310	310	620
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Fast-Food Restaurant with Drive-Through Window (934)	4	KSF	1,870	50%	50%	935	935	12%	45%	452	453	905
TOTAL			6,264			3,132	3,132			1,991	1,993	3,984
AM Peak Hour												
Multifamily Housing (Mid-Rise) (221)	400	DU	166	23%	77%	38	128	10%	0%	34	115	149
Strip Retail Plaza, <40k (822)	10	KSF	24	60%	40%	14	10	10%	15%	10	8	18
Fine Dining Restaurant (931)	14	KSF	12	50%	50%	6	6	10%	40%	3	3	6
High-Turnover (Sit-Down) Restaurant (932)	8	KSF	78	55%	45%	43	35	10%	40%	23	19	42
Fast-Food Restaurant with Drive-Through Window (934)	4	KSF	180	51%	49%	92	88	10%	45%	45	44	89
TOTAL			460			193	267			115	189	304
PM Peak Hour												
Multifamily Housing (Mid-Rise) (221)	400	DU	158	61%	39%	96	62	15%	0%	81	53	134
Strip Retail Plaza, <40k (822)	10	KSF	78	50%	50%	39	39	15%	15%	28	28	56
Fine Dining Restaurant (931)	14	KSF	110	67%	33%	74	36	15%	40%	38	18	56
High-Turnover (Sit-Down) Restaurant (932)	8	KSF	74	61%	39%	45	29	15%	40%	23	15	38
Fast-Food Restaurant with Drive-Through Window (934)	4	KSF	134	52%	48%	70	64	15%	50%	30	27	57
TOTAL			554			324	230			200	141	341

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.
SOURCE: Hales Engineering, August 2023

New Trip Generation Millcreek - 4074 S Wasatch Boulevard TIS Update												
Land Use ¹	# of Units	Unit Type	Trip Generation					Reductions		New Trips		
			Total	% In	% Out	In	Out	Internal Capture	Pass-by	In	Out	Total
Weekday Daily												
Multifamily Housing (Mid-Rise) (221)	80	DU	364	50%	50%	182	182	19%	0%	148	147	295
Strip Retail Plaza, <40k (822)	10	KSF	546	50%	50%	273	273	19%	15%	188	188	376
High-Turnover (Sit-Down) Restaurant (932)	3	KSF	322	50%	50%	161	161	19%	40%	78	78	156
Porsche Sales and Service	44	KSF	570	50%	50%	285	285	0%	0%	285	285	570
General Office Building (710)	21	KSF	300	50%	50%	150	150	19%	0%	121	122	243
TOTAL			2,102			1,051	1,051			820	820	1,640
AM Peak Hour												
Multifamily Housing (Mid-Rise) (221)	80	DU	24	23%	77%	6	18	18%	0%	5	15	20
Strip Retail Plaza, <40k (822)	10	KSF	24	60%	40%	14	10	18%	15%	10	7	17
High-Turnover (Sit-Down) Restaurant (932)	3	KSF	30	55%	45%	17	13	18%	40%	9	6	15
Porsche Sales and Service	44	KSF	36	75%	25%	27	9	0%	0%	27	9	36
General Office Building (710)	21	KSF	44	88%	12%	39	5	18%	0%	32	4	36
TOTAL			158			103	55			83	41	124
PM Peak Hour												
Multifamily Housing (Mid-Rise) (221)	80	DU	32	61%	39%	20	12	20%	0%	16	10	26
Strip Retail Plaza, <40k (822)	10	KSF	78	50%	50%	39	39	20%	15%	26	27	53
High-Turnover (Sit-Down) Restaurant (932)	3	KSF	28	61%	39%	17	11	20%	40%	8	5	13
Porsche Sales and Service	44	KSF	50	33%	67%	17	33	0%	0%	17	33	50
General Office Building (710)	21	KSF	46	17%	83%	8	38	20%	0%	7	30	37
TOTAL			234			101	133			74	105	179

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.
SOURCE: Hales Engineering, August 2023

Table 5: Trip Generation

New Trip Generation Millcreek - 4074 S Wasatch Boulevard TIS Update												
Land Use ¹	# of Units	Unit Type	Trip Generation				Reductions		New Trips			
			Total	% In	% Out	In	Out	Internal Capture	Pass-by	In	Out	Total
Weekday Daily												
Multifamily Housing (Mid-Rise) (221)	80	DU	364	50%	50%	182	182	19%	0%	148	147	295
Strip Retail Plaza, <40k (822)	10	KSF	546	50%	50%	273	273	19%	15%	188	188	376
High-Turnover (Sit-Down) Restaurant (932)	3	KSF	322	50%	50%	161	161	19%	40%	78	78	156
Porsche Sales and Service	44	KSF	570	50%	50%	285	285	0%	0%	285	285	570
General Office Building (710)	21	KSF	300	50%	50%	150	150	19%	0%	121	122	243
TOTAL			2,102			1,051	1,051			820	820	1,640
AM Peak Hour												
Multifamily Housing (Mid-Rise) (221)	80	DU	24	23%	77%	6	18	18%	0%	5	15	20
Strip Retail Plaza, <40k (822)	10	KSF	24	60%	40%	14	10	18%	15%	10	7	17
High-Turnover (Sit-Down) Restaurant (932)	3	KSF	30	55%	45%	17	13	18%	40%	9	6	15
Porsche Sales and Service	44	KSF	36	75%	25%	27	9	0%	0%	27	9	36
General Office Building (710)	21	KSF	44	88%	12%	39	5	18%	0%	32	4	36
TOTAL			158			103	55			83	41	124
PM Peak Hour												
Multifamily Housing (Mid-Rise) (221)	80	DU	32	61%	39%	20	12	20%	0%	16	10	26
Strip Retail Plaza, <40k (822)	10	KSF	78	50%	50%	39	39	20%	15%	26	27	53
High-Turnover (Sit-Down) Restaurant (932)	3	KSF	28	61%	39%	17	11	20%	40%	8	5	13
Porsche Sales and Service	44	KSF	50	33%	67%	17	33	0%	0%	17	33	50
General Office Building (710)	21	KSF	46	17%	83%	8	38	20%	0%	7	30	37
TOTAL			234			101	133			74	105	179

¹ Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.
SOURCE: Hales Engineering, August 2023

The trip generation for just the Porsche dealership is as follows:

- **Daily Trips: 570**
- **Morning Peak Hour Trips: 36**
- **Evening Peak Hour Trips: 50**

The trip generation for just the mixed-use is as follows:

- **Daily Trips: 1,070**
- **Morning Peak Hour Trips: 88**
- **Evening Peak Hour Trips: 129**

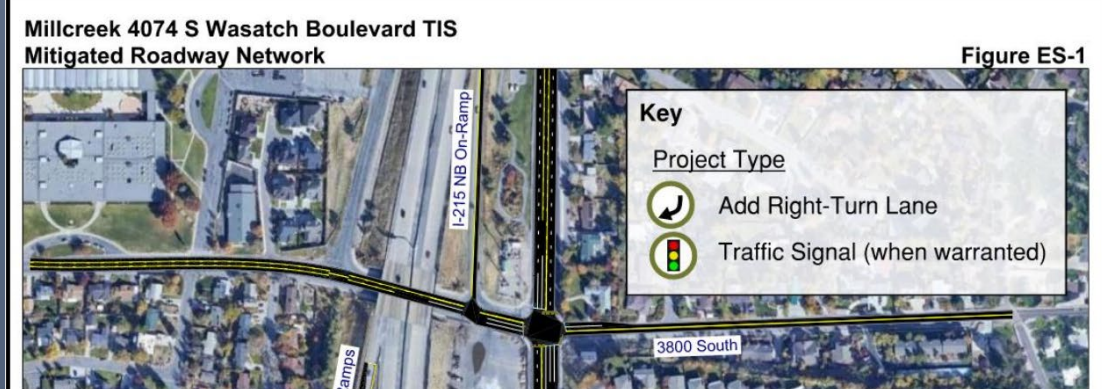
The total trip generation for the development is as follows:

- **Daily Trips: 1,640**
- **Morning Peak Hour Trips: 124**
- **Evening Peak Hour Trips: 179**

2023	Background	
Findings	<ul style="list-style-type: none"> Poor LOS at: <ul style="list-style-type: none"> Olympus Hills North / Wasatch Blvd Olympus Hills South / Wasatch Blvd Along Wasatch Boulevard morning peak hour and 	<ul style="list-style-type: none"> Findings do not include project conditions. Study recommends dual left hand turn lanes approaching 3800 South northbound on Wasatch Blvd. Recommends Buffered bike lanes. Olympus Hills Shopping North and South Access points are horrible. Poor LOS
Mitigations	<ul style="list-style-type: none"> 3800 South / Wasatch considered when feasible Based on the high number consider buffered bike Neither Olympus Hills are recommended 	

2025	Background	Plus Project
Assumptions	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Only trip generation from the Porsche dealership included in opening year traffic volumes
Findings	<ul style="list-style-type: none"> Poor LOS at: <ul style="list-style-type: none"> Olympus Hills North Olympus Hills South 	<ul style="list-style-type: none"> Olympus Hills Shopping North and South Access points are still horrible. Poor LOS Apollo Drive / Wasatch Blvd. intersection begins to operate poorly. Porsche South Access begins to operate poorly.
Mitigations	<ul style="list-style-type: none"> None 	

2030	Background	Plus Project
Assumptions	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Trip generation from projected full build of the
Findings	<ul style="list-style-type: none"> Poor LOS at: <ul style="list-style-type: none"> Olympus Hills North / Olympus Hills South / Apollo Drive / Wasatch 	<ul style="list-style-type: none"> Olympus Hills Shopping North and South Access points are still horrible. Poor LOS Traffic signal needs to be installed at Central Access, Wasatch Blvd., and Olympus Hills South Access. Olympus Hill South Access operation improves with traffic signal. Olympus Hill North Access operation improves with traffic signal. Apollo Drive / Wasatch Blvd./ Porsche access operates poorly but may improve if signal light is installed at Central Access.
Mitigations	<ul style="list-style-type: none"> None 	



Note that the proposed Porsche Dealership (Opening 2025) does not warrant the traffic signal at the Central Access. It is not until the 2-acre Mixed-Use development (Phase 2) is implemented that the traffic signal is warranted.



Another note to consider is that traffic signal at the Central Access and South Access point improves the LOS at those intersections where now it currently fails.



Table 4: Project Land Uses

Land Use	Intensity
Multi-family attached housing	80 Units
Retail	10,000 sq. ft.
Office Space	21,000 sq. ft.
High-Turnover (Sit Down) Restaurant	3,000 sq. ft.
Porsche Dealership	44,000 sq. ft.

Table 4: Project Land Uses

Land Use	Intensity
Multi-family attached housing	100 Units
Retail	5,000 sq. ft.
Office Space	5,000 sq. ft.
High-Turnover (Sit Down) Restaurant	3,000 sq. ft.
Porsche Dealership	44,000 sq. ft.

**REVISED TIS
CONDITIONS**

DIFFERENCE

Multifamily Housing: 20 units
Retail: 5,000 sf
Office Space: 16,000 sf
Restaurant: Same
Porsche Dealership: Same

REVISED TIS CONDITIONS *cont.*

Table 5: Trip Generation

**New Trip Generation
Millcreek - 4074 S Wasatch Boulevard TIS Update**

Land Use ¹	# of Units	Unit Type	Trip Generation					Reductions		New Trips		
			Total	% In	% Out	In	Out	Internal Capture	Pass-by	In	Out	Total
Weekday Daily												
Multifamily Housing (Mid-Rise) (221)	100	DU	454	50%	50%	227	227	19%	0%	184	184	368
Strip Retail Plaza, <40k (822)	5	KSF	274	50%	50%	137	137	19%	15%	95	94	189
High-Turnover (Sit-Down) Restaurant (932)	3	KSF	322	50%	50%	161	161	19%	40%	78	78	156
Porsche Sales and Service	44	KSF	570	50%	50%	285	285	0%	0%	285	285	570
General Office Building (710)	5	KSF	86	50%	50%	43	43	19%	0%	35	35	70
TOTAL			1,706			853	853			677	676	1,353
AM Peak Hour												
Multifamily Housing (Mid-Rise) (221)	100	DU	34	23%	77%	8	26	18%	0%	7	21	28
Strip Retail Plaza, <40k (822)	5	KSF	12	60%	40%	7	5	18%	15%	5	3	8
High-Turnover (Sit-Down) Restaurant (932)	3	KSF	30	55%	45%	17	13	18%	40%	9	6	15
Porsche Sales and Service	44	KSF	36	75%	25%	27	9	0%	0%	27	9	36
General Office Building (710)	5	KSF	14	88%	12%	12	2	18%	0%	9	2	11
TOTAL			126			71	55			57	41	98
PM Peak Hour												
Multifamily Housing (Mid-Rise) (221)	100	DU	40	61%	39%	24	16	20%	0%	19	13	32
Strip Retail Plaza, <40k (822)	5	KSF	48	50%	50%	24	24	20%	15%	17	16	33
High-Turnover (Sit-Down) Restaurant (932)	3	KSF	28	61%	39%	17	11	20%	40%	8	5	13
Porsche Sales and Service	44	KSF	50	33%	67%	17	33	0%	0%	17	33	50
General Office Building (710)	5	KSF	14	17%	83%	2	12	20%	0%	1	10	11
TOTAL			180			84	96			62	77	139

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.
SOURCE: Hales Engineering, September 2023

The trip generation for just the Porsche dealership is as follows:

- **Daily Trips: 570**
- **Morning Peak Hour Trips: 36**
- **Evening Peak Hour Trips: 50**

The trip generation for just the mixed-use is as follows:

- **Daily Trips: 783**
- **Morning Peak Hour Trips: 62**
- **Evening Peak Hour Trips: 89**

**1070
88
129**

The total trip generation for the development is as follows:

- **Daily Trips: 1,353**
- **Morning Peak Hour Trips: 98**
- **Evening Peak Hour Trips: 139**

DIFFERENCE (ENTIRE PROJECT)

- **Daily Trips: -287**
- **Morning Peak Hour Trips: -26**
- **Evening Peak Hour Trips: -40**

ROADMAP

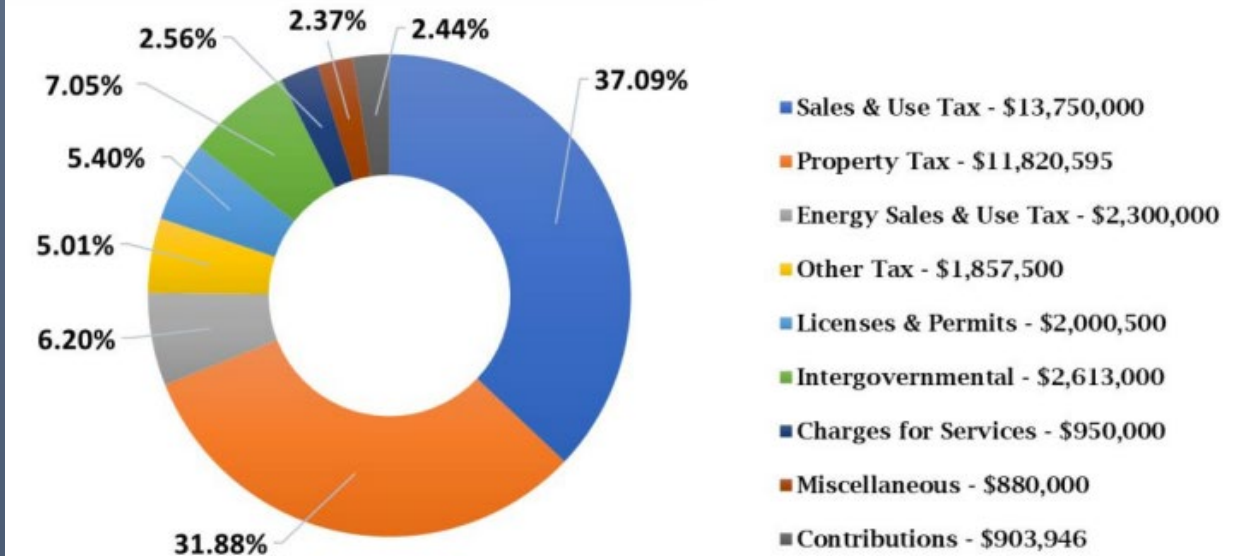
1. Background and Site and Street Characteristics
2. Phasing Plan in General
3. Phase 1 – Porsche Dealership
4. Phase 2 and 3 – North Site and UDOT ROW
5. Use and Materials Regulations
6. Streetscape Enhancements and Traffic Considerations
7. Fiscal and General Plan Considerations
8. Summary



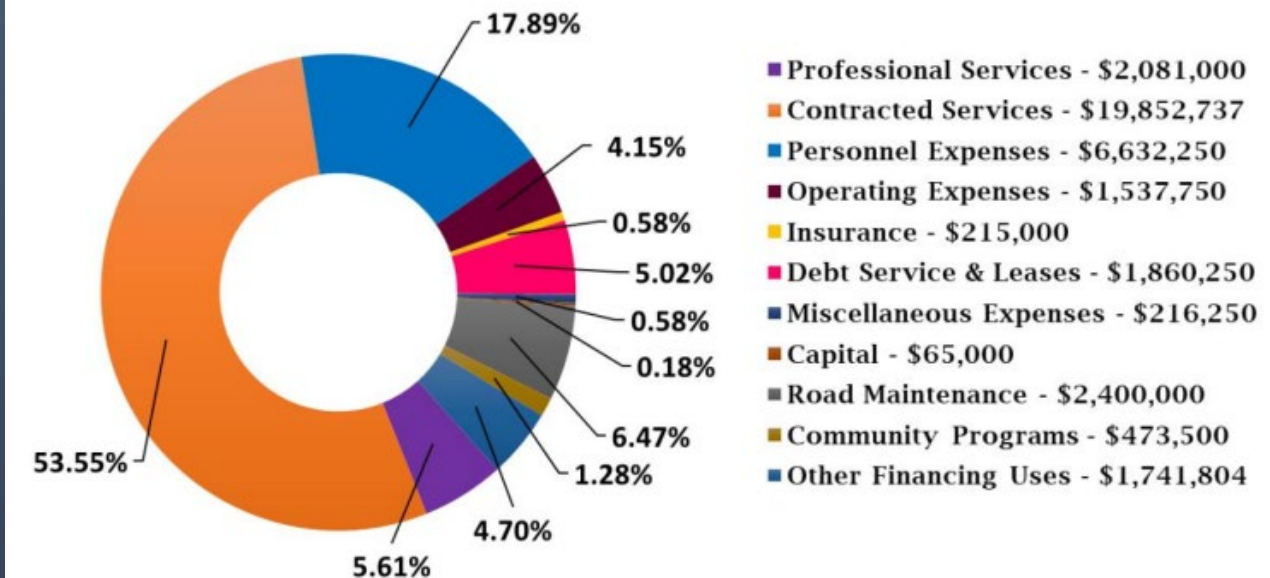
Fiscal Considerations

- The general plan calls out essential open space and quality of life goals that cost money.
- Property tax receipts are only 32% of our 2023-24 budget.
- Public safety alone costs \$15.7 million in FY2023-24

Where Millcreek receives its revenue:



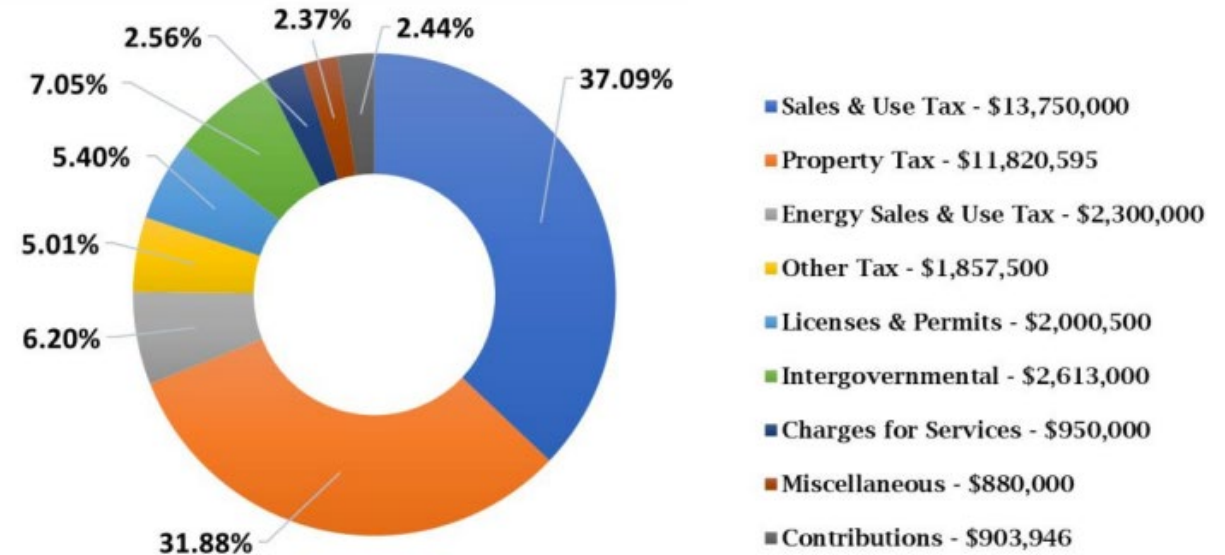
Where Millcreek spends its dollars:



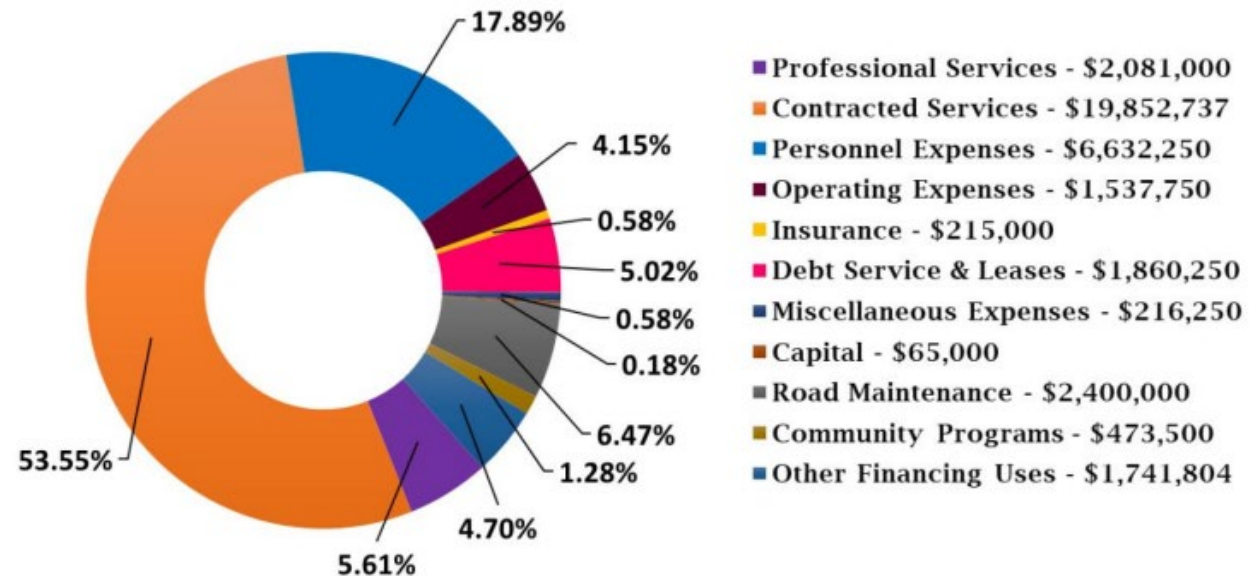
Fiscal Considerations

- We rely on sales tax, grants, and fees for a portion of public safety and for anything else the City needs or wants to do.
- Adding to and diversifying sales tax base (which is also a stated General Plan strategy) will help us meet our needs and wants without need of tax increases.
- Staff has a fiduciary obligation to the taxpayer to give significant revenue generating uses due consideration.

Where Millcreek receives its revenue:



Where Millcreek spends its dollars:



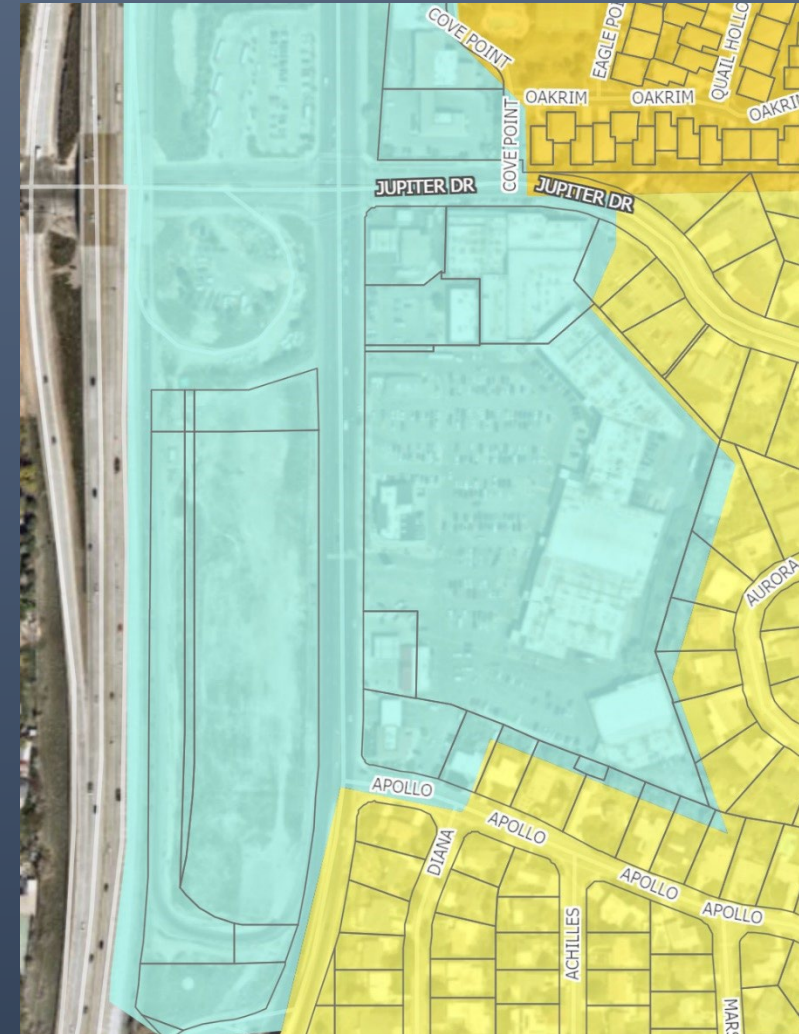
Automobile Dealerships in a Village Center

- Are automobile dealerships fundamentally contrary to the goal of the village center, or can they be worked into a village center concept with good design?
- Many other centers have some form of large format, auto-oriented uses at their peripheries, (e.g. Harmons Holladay Market or Honda in Walnut Creek, California).



General Plan Considerations

CATEGORY	USES	RANGE OF DENSITY/SCALE	KEY CHARACTERISTICS
VILLAGE CENTER	<p>Primary: Retail, commercial, business and office uses intended to serve the residents of the surrounding neighborhoods.</p> <p>Secondary: Townhomes, small-scale multi-family apartment or condominiums, hospitality, restaurants, offices, health services, as well as plazas, squares, pocket parks, and other community gathering places.</p>	<p>Building heights range from 1 – 4 stories (net grade), with a minimum of 2 stories at street corners. Development abutting a lower-intensity, established residential neighborhoods should provide transitions in massing and height.</p>	<ul style="list-style-type: none"> • Provides a mix of supporting services and small-scale commercial for the surrounding neighborhoods. • Designed to complement the neighborhood's character and social activities. • Multifamily residential uses are typically of a smaller scale and lower density than those found in the City Center and Meadowbrook Center, particularly where they abut a single family neighborhood.



General Plan Considerations

- **Economic Development Strategy 1.5:** Target, create, and promote incentives for businesses that foster growth and retention of jobs offering wages higher than the county average.
- **Economic Development Strategy 2.5:** Support efforts to attract, expand and retain large, medium and small businesses that offer high quality jobs, generate local tax revenue and/or provide needed goods or services to residents.

General Plan Considerations

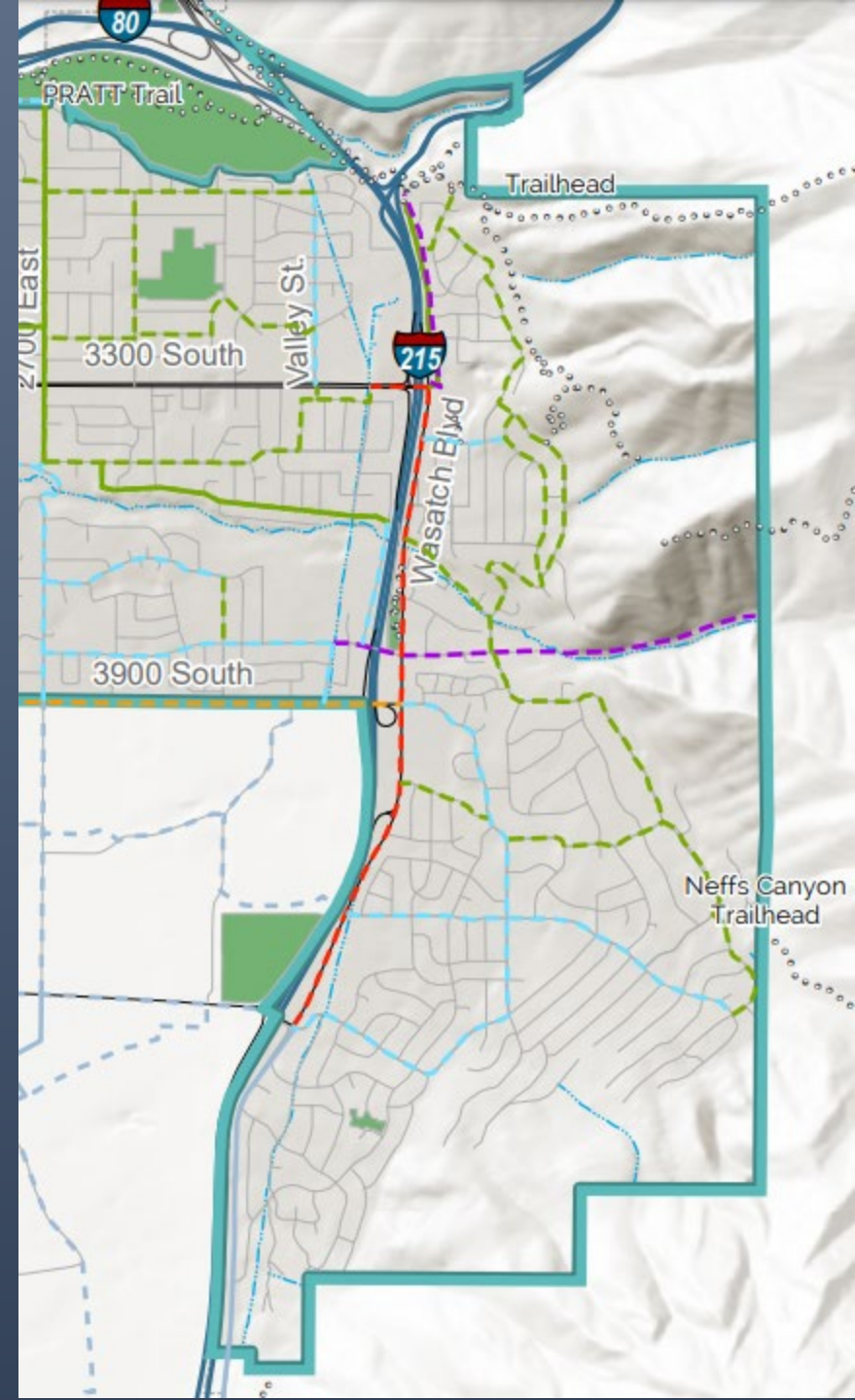
- **Vibrant Gathering Places Strategy 1.3:** Promote development that enhances and improves views of the Wasatch Mountains and other significant view areas.
- **Vibrant Gathering Places Strategy 4.8:** Evaluate development applications in and around urban centers with particular attention to their contribution to the integration and mixing of uses, orientation to the public realm and their support of connections.

General Plan Considerations

- **Vibrant Gathering Places Strategy 7.4:** Create an Olympus Hills Village Center Plan and coordinate with UDOT, UTA property owners, and stakeholders with specific focus on how Wasatch Boulevard is designed to cohesively join the two sides of the center.
- **Vibrant Gathering Places Strategy 9.3:** Encourage the development or redevelopment of vacant and under-utilized properties in centers and along major corridors by using a combination of incentives, rezoning, and creative design solutions.

General Plan Considerations

- **Great Connections Strategy 1.1B:** Encourage a well-connected system of streets, sidewalks, bike facilities, and off-system trails for new developments and redevelopment areas

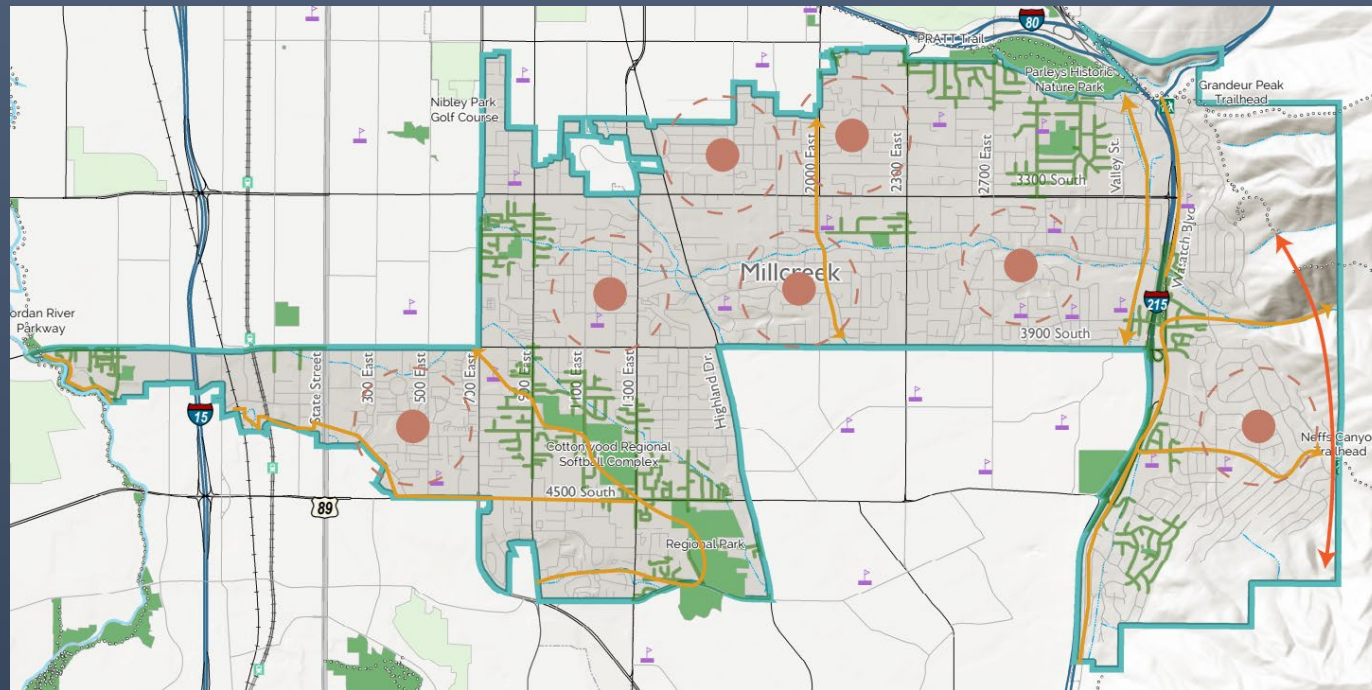


General Plan Considerations

- **Open Space Strategy 3.1:** Acquire or protect additional properties to preserve Conservation Open Space areas (shown on the Future Land Use map).
- **Open Space Strategy 4.2:** Identify park components that need to be updated or replaced and develop a schedule, budget, and methodology to complete improvements.

General Plan Considerations

- **Open Space Strategy 5.2:** Consider park development impact fees and other financial tools to offset the cost of providing needed parks and facilities associated with new development.





**Why not just
rezone the four
acres to
Commercial? I
don't want
Multifamily
anywhere near
here!**



- State law will automatically entitle a digital billboard along I-215 if we zone the property commercial.
- Merely zoning to commercial won't give us the control we want over billboards. This is a big big deal.



- The General Plan calls for medium to high density residential uses as part of a village center. This is a policy that's already been vetted by the community, and was adopted by the City Council in 2018.
- Auto sales can be a part of a village center, provided there's quality design, and other uses (retail, restaurant, residential, office) in the mix.
- This approach gives us the most leverage as a community over a challenging piece of land.

ROADMAP

- 1. Background and Site and Street Characteristics**
- 2. Phasing Plan in General**
- 3. Phase 1 – Porsche Dealership**
- 4. Phase 2 and 3 – North Site and UDOT ROW**
- 5. Use and Materials Regulations**
- 6. Streetscape Enhancements and Traffic Considerations**
- 7. Fiscal and General Plan Considerations**
- 8. Summary**



Finding the Best Fit

Traffic Sensitivity

Preference for
Commercial Uses

Building Height
Sensitivity

Placemaking

Viewshed Protection

Ongoing Fiscal
Needs

Cyclist & Pedestrian
Safety

Future Interchange

COMMUNITY COUNCIL RECOMMENDATIONS

EAST MILL CREEK COMMUNITY COUNCIL

- Recommended approval (6-0) of ZM-23-004 Rezone from R-1-8 to the draft Mount Olympus West VCSD as presented.

MOUNT OLYMPUS COMMUNITY COUNCIL

- Recommended denial of the proposed Olympus Hills West Village Center Special District. Voted 8-3 abstaining. The stated rationale for the recommendation of denial was that a small area plan should be prepared prior to considering the application.

Note: The Mount Olympus Community Council did not allow the applicant to present their project and respond to questions at their meeting held September 11, 2023. By doing so, the community council denied the applicant due process and the opportunity to clarify misconceptions.

STAFF RECOMMENDATION

Staff finds that a village center inclusive of a high-end car dealership is a best fit for a challenging piece of property, provided that the VCSD ordinance text creates sufficient guardrails and that a development agreement is adopted for the development of future phases.

Staff finds that the proposed Olympus Hills West Village Center, including a high-end car dealership:

- **Appropriately responds to the acute traffic constraints on Wasatch Boulevard, because it is a commercial use that generates little traffic compared to other possible uses including hotels, movie theaters, entertainment venues, offices, etc.**
- **Protects viewsheds and provides for building heights, because the Porsche building itself is no taller than 35' in height, and the mixed use Phase 2 portion would be no taller than 45' in height. In both cases, these heights are below the roof deck of the Maceys – which means that anyone who can see over Maceys can also see over this project. Furthermore, we deliberately arranged the building site to protect the viewshed from Apollo Drive. This is a recommendation of the General Plan.**
- **south side of the property.**

STAFF RECOMMENDATION

Staff finds that a village center inclusive of a high-end car dealership is a best fit for a challenging piece of property, provided that the VCSD ordinance text creates sufficient guardrails and that a development agreement is adopted for the development of future phases.

Staff finds that the proposed Olympus Hills West Village Center, including a high-end car dealership:

- **Provides for significant commercial investment, rather than simply accommodating high-density residential housing. The Village Center concept in the General Plan calls for a mix of uses, and not just a high-density residential development.**
- **Provides for placemaking opportunities in the form of a small open space lined by restaurant and office uses. The Village Center concept in the general plan calls for this.**
- **Promotes cyclist and pedestrian safety by creating a new grade-separated shared use sidepath. The General Plan calls for this type of improvement, as does the Wasatch Boulevard Corridor Study. The developer will pay for this improvement out of their pocket, which allows Millcreek taxpayer dollars to be leveraged elsewhere.**

STAFF RECOMMENDATION

Staff finds that a village center inclusive of a high-end car dealership is a best fit for a challenging piece of property, provided that the VCSD ordinance text creates sufficient guardrails and that a development agreement is adopted for the development of future phases.

Staff finds that the proposed Olympus Hills West Village Center, including a high-end car dealership:

- **Enhances and diversifies Millcreek's tax base, providing opportunities for the City to meet other urgent community needs without further burdening Millcreek taxpayers.**
- **Acknowledges the fundamental reality of Wasatch Boulevard and the likely relocation of a highway onramp to the south side of the property. Wasatch Drive will always be a busy five-lane arterial road, and the property will always be between Wasatch Drive and an Interstate Highway.**
- **Avoids the unpleasant situation of a potential digital off premise sign along I-215. If we just zoned this area as commercial, or if we just had commercial uses in this piece of land, it is highly likely that a billboard company would remove existing signs in Millcreek, and replace them a sign along I-215. The State effectively prohibits cities from stopping billboards to be placed in commercial zones along interstate highways, and it also allows them to be digitized.**

For these reasons, staff recommends that the Planning Commission grant approval of the proposed rezone file # ZM-23-004 to the City Council based on the items of the staff report.

THANK YOU

MODEL MOTION

Recommendation to the City Council to approve ZM-23-004, subject to the following conditions:

1. Development Agreement To Include Public Engagement Plan and Timeline for Phase 2 Planning, and a ¼ mile notice.
2. Heights for Phase 2 to be benchmarked at 35' at the NE corner at Phase 2 Property

VILLAGE CENTER SPECIAL DISTRICT

Upper District
Mill Creek Park

Enabling Ordinance

FILE # ZT-23-010



As part of our comprehensive zoning code update, and in response to preliminary inquiries about development in Millcreek, staff is preparing a Village Center Special District zone (VCSD).

A stone wall made of smooth, rounded stones in various shades of brown and tan. A wooden sign is mounted on the wall, reading "Upper District Mill Creek Park". In the background, there are green trees and a wooden structure that looks like a water wheel. The sky is blue with some clouds.

Upper District
Mill Creek Park

A stone wall with a wooden sign that reads "Upper District Mill Creek Park". In the background, there is a large wooden wheel and some greenery.

A VCSD is a vehicle to write specific zone standards for each of the various village centers described in the Millcreek General Plan and in a way that ensures a master-planned development with consistent design standards.



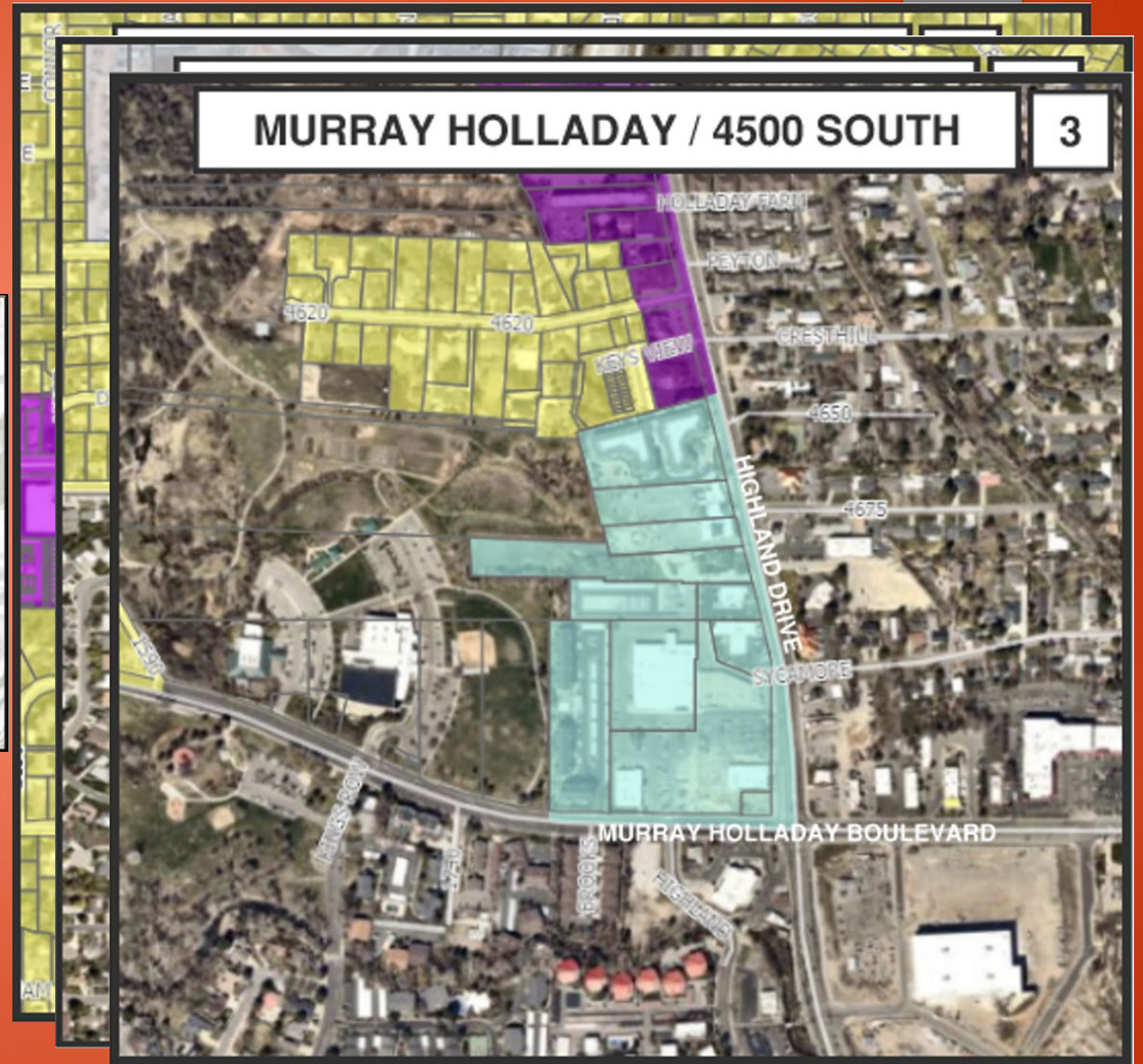
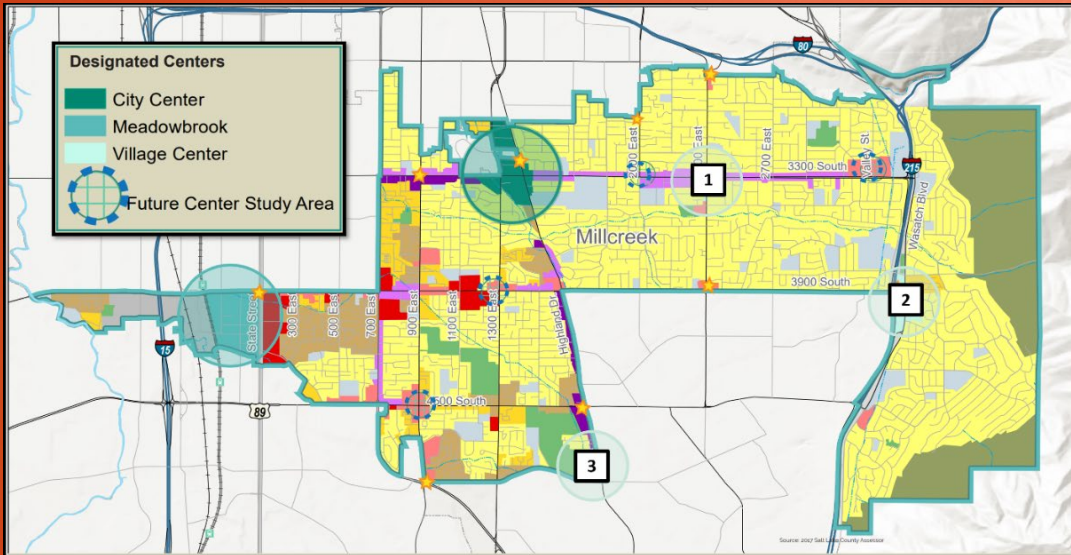
**Staff finds
that by
adopting a
VCSD zone, it
would allow
the City to**

Implement use requirements that are more detailed and more responsive to the needs of each village center

Require specific design standards

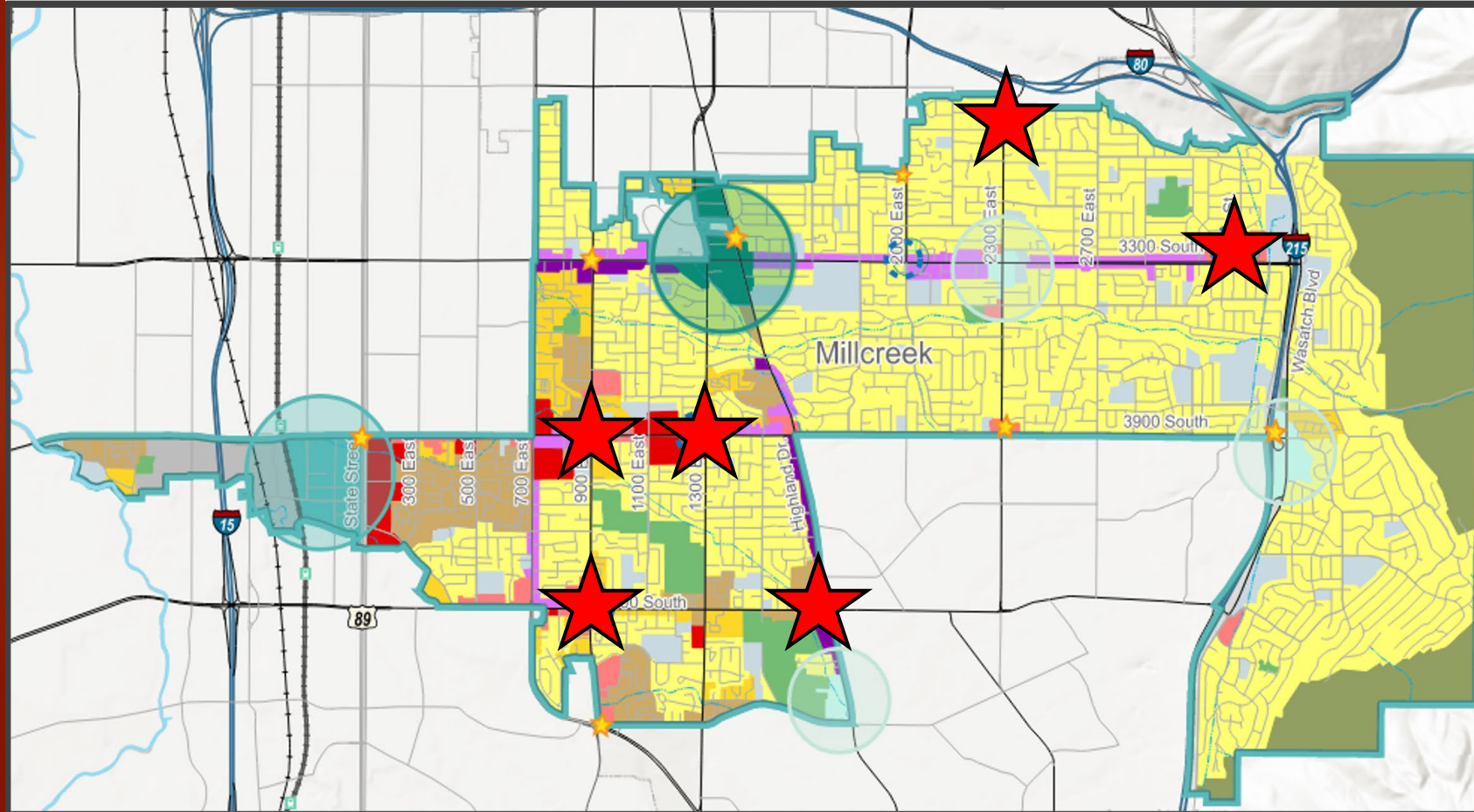
Customize zoning requirements

□ There are three village centers designated in light blue on the Future Land Use Map:

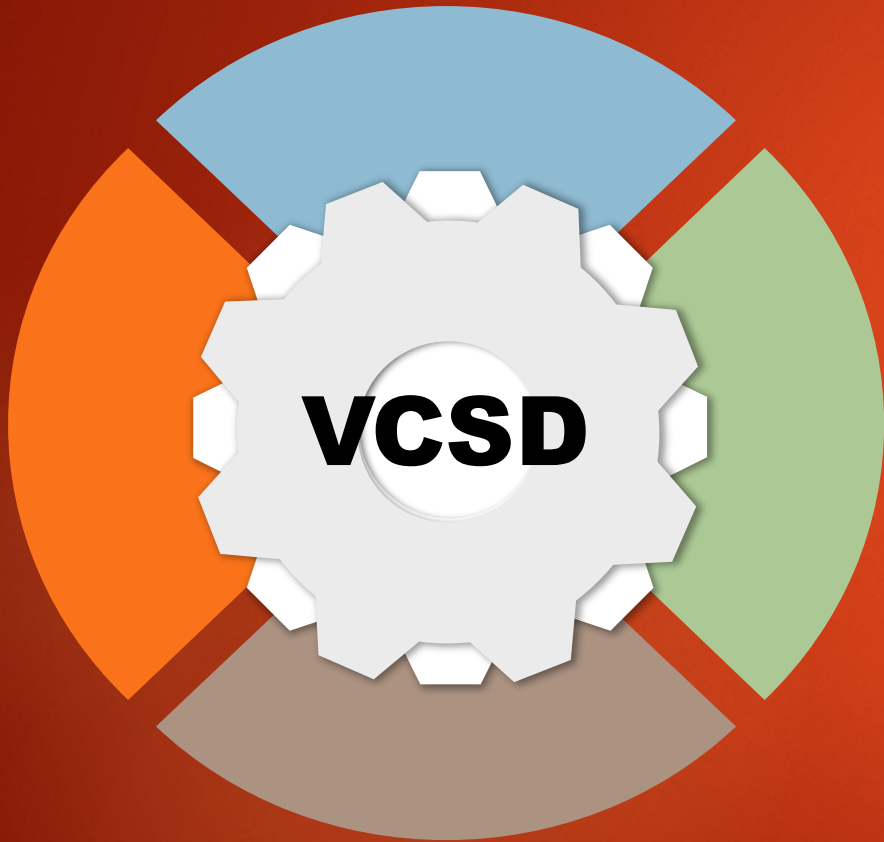


Other Potential Village Centers

- ❑ 3900 South and 1300 East (St. Marks Hospital area)
- ❑ 3900 South and 900 East (Iceberg)
- ❑ Canyon Rim Shopping (Smith's Marketplace and REI)

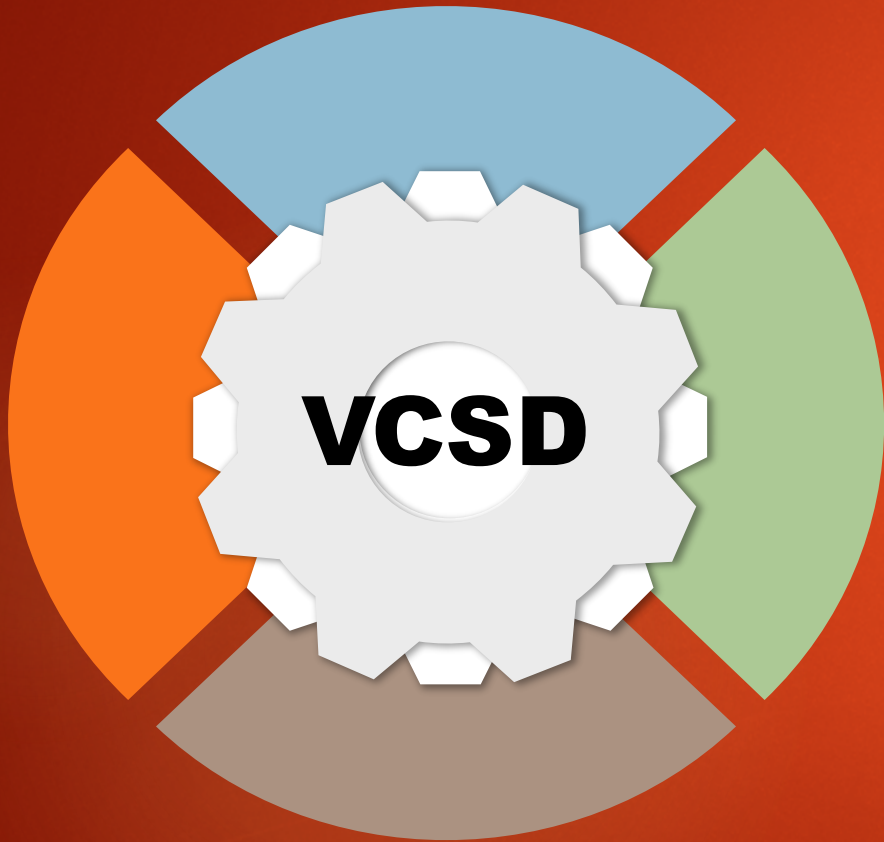


- ❑ 4500 South and 900 East (Smiths Marketplace, Walgreens)
- ❑ 4500 South and Highland Drive (Macy's, IHOP)
- ❑ 2300 East and 2800 South (Near roundabout and Eggs in the City)

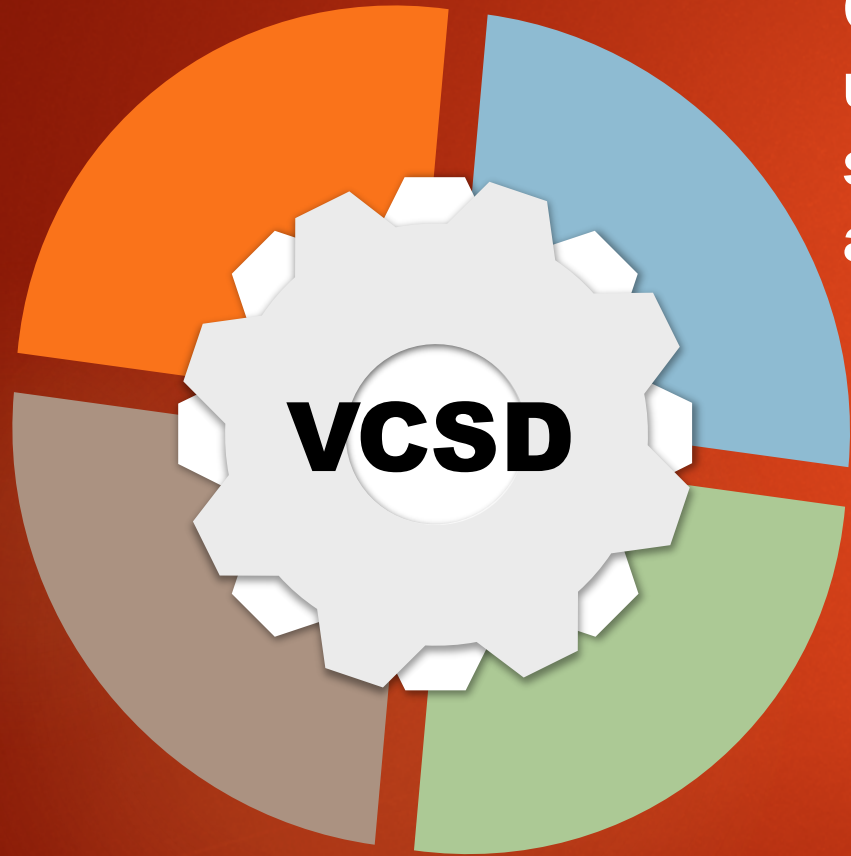


**Why not just use a
Commercial Zone? What
Would a Village Center
Special District
Accomplish?**

Allows the City to define the manner in which significant redevelopment occurs.



Allows the City to define the manner in which significant redevelopment occurs.



Create distinct centers based on particular uses, unique materials, special limits on signage, quality public spaces, and one-of-a-kind streetscapes.

Allows the City to define the manner in which significant redevelopment occurs.



Create distinct centers based on particular uses, unique materials, special limits on signage, quality public spaces, and one-of-a-kind streetscapes.

Incorporate specific design standards and unique use regulations that typically are not found in base commercial zones.

Allows the City to define the manner in which significant redevelopment occurs.

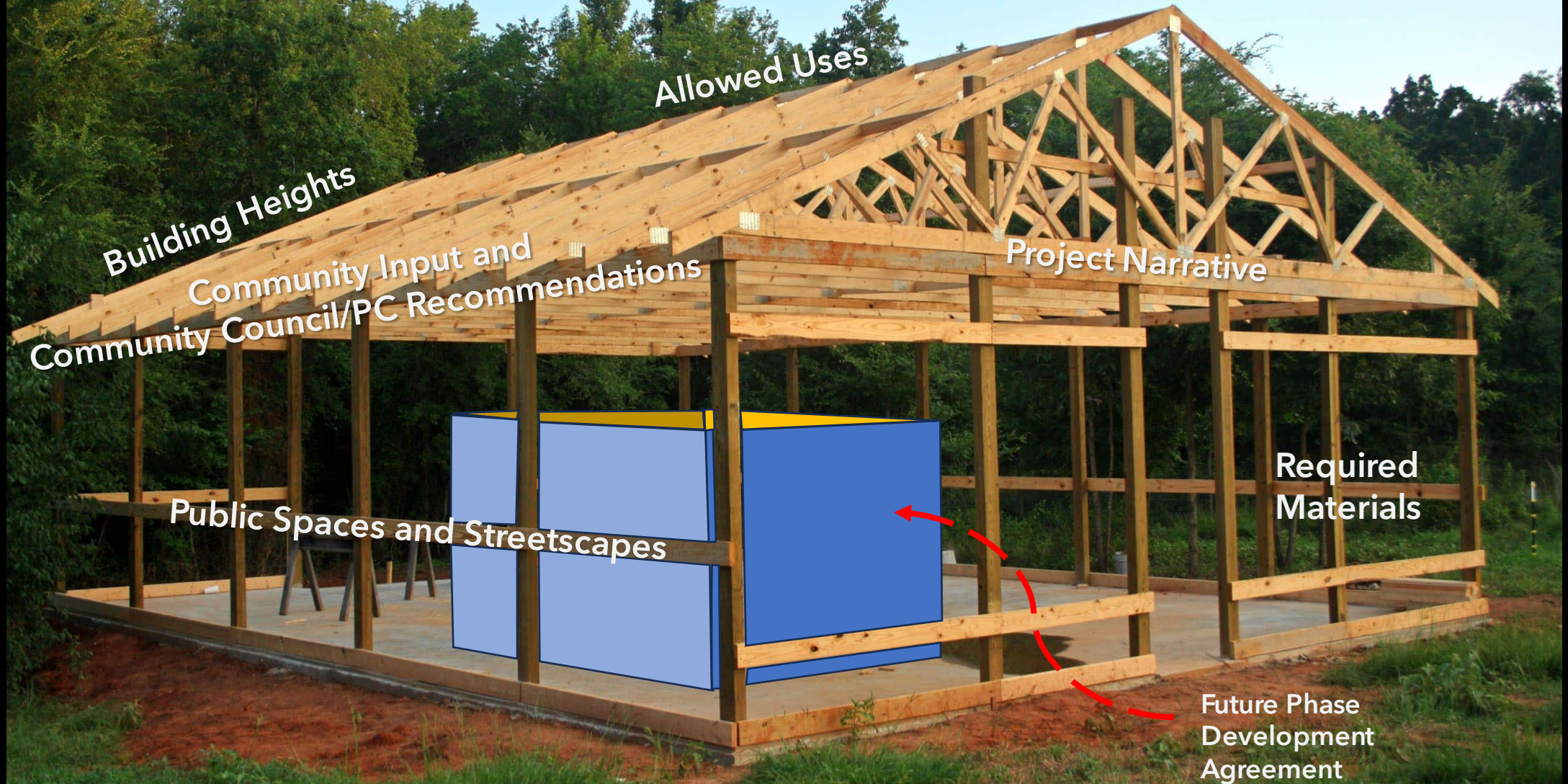


Create distinct centers based on particular uses, unique materials, special limits on signage, quality public spaces, and one-of-a-kind streetscapes.

Incorporate specific design standards and unique use regulations that typically are not found in base commercial zones.

Aggressively pursue high quality development design and view preservation in village centers.

Future Phase Development Agreements within a VCSD Zone



Allowed Uses

Building Heights

Community Input and
Community Council/PC Recommendations

Project Narrative

Required
Materials

Public Spaces and Streetscapes

Future Phase
Development
Agreement

The Holladay Town Center, New park in Kimball Junction, Draper Peaks and Millcreek's own City Center are all examples of village centers with a special zoning district.



The Holladay Town Center, New park in Kimball Junction, Draper Peaks and Millcreek's own City Center are all examples of village centers with a special zoning district.



How can we ensure that VCSDs produce good quality development?

A minimum development size of 4 acres and public open space before qualifying for a rezone to a VCSD.

Require a narrative discussing unique design elements, proposed limitations on heights and uses, and a schematic site plan that would be adopted as part of the rezone, as well as a traffic study.



Apply a Development Agreement and Future Development Agreements for Phased projects.

Propose public process beyond what is typically required for a rezone or a general plan amendment.

Does the General Plan Support a VCSD Concept?

Strategy 9.5 Evaluate zoning regulations for opportunities to be more streamlined and flexible regarding infill, redevelopment, and mixed-use development, especially in older, underutilized commercial areas.

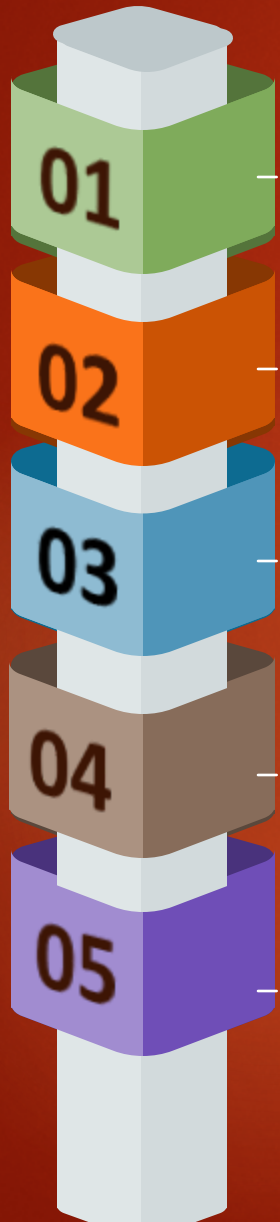
Strategy 1.4: Update plans and City Codes to allow for mixed uses in appropriate locations in ways that support “complete” neighborhoods where shopping, entertainment and recreation are accessible and convenient.



Strategy 3.2: Amend zoning and subdivision regulations, as necessary, to implement Neighborhood Plans (e.g. new zoning or design overlays, and/or development and remodeling standards).

Findings

Staff finds the proposed VCSD ordinance:



01

Allows for each village center to harness its own unique traits and be planned individually, ensuring that its distinctive features are maintained.

02

Helps create purposeful development in a designated area, ensuring that resources and attention are dedicated to creating vibrant gathering areas.

03

Can provide incentives and regulations that encourage entrepreneurship and the establishment of unique, locally-owned shops and restaurants, as well as broadening our tax base and creating high quality jobs.

04

Promotes an enhanced community involvement process, allowing residents to have a say in the design and development of their gathering areas.

05

Helps allocate meaningful public open spaces, green spaces, including cultural and artistic spaces, adding vibrancy to the village center and community.

Community Council Recommendation

Millcreek Community Council.

Recommended approval of the proposed Village Center Special District Ordinance with the condition that visiting the community council be added to the pre-application process 19.62.040. Voted 8-1

Canyon Rim Citizens Association.

Recommended approval of the proposed Village Center Special District Ordinance and eagerly look forward to discussing a Village Center Special District proposal in their community. Voted 6-0

East Mill Creek Community Council.

Recommended approval of the proposed Village Center Special District Ordinance.
Voted 6-0

Mount Olympus Community Council.

Recommended approval of the proposed Village Center Special District Ordinance with the condition to lower the minimum district size to 3 acres and add a notification requirement extending parameters to one mile. Voted 10-1

Staff Recommendation

Staff is recommending adoption of the proposed VCSD ordinance, file #ZM-23-010 based on the details in the staff report and the findings stated in the presentation.

Model Motion

Move to, recommend adoption of the proposed VCSD ordinance, file #ZM-23-010 to the City Council based on the details in the staff report and the findings identified by staff.

THE END