

REZONE

A-1/A-2 to M

ZM-24-008

4100 S 650 W

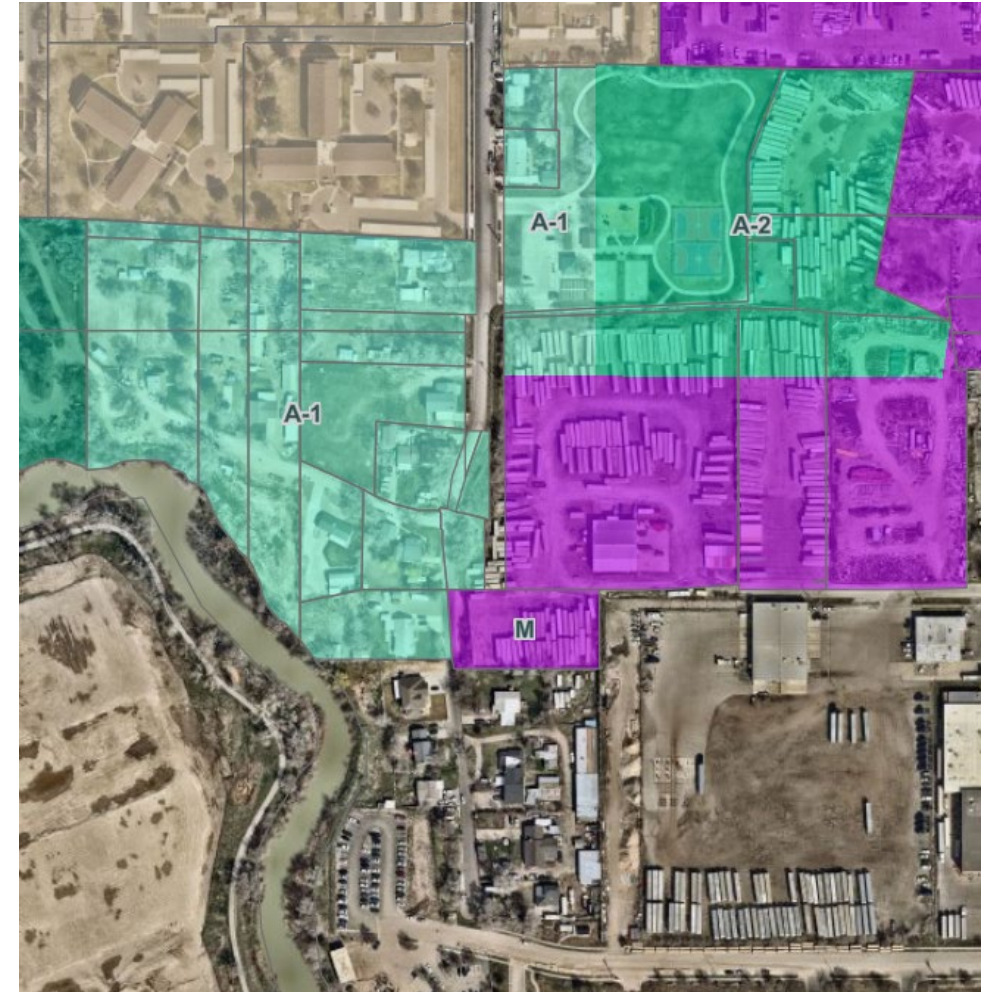
APPLICANT: JASON BOAL



Proposal and Vicinity

The applicant is proposing to rezone the property located at 650 W 4100 S from the A-1 and A-2 zone (Agricultural zone) to the M (Manufacturing Zone). The lots are located at:

- a. 650 W 4100 S
 - b. 640 W 4100 S
 - c. 4075 S 700 W
 - d. 4066 S 700 W
 - e. 4058 S 700 W
- Current site's use is Manufacturing.
 - Total area of site is 8.17 acres
 - A trucking and storage business is currently located at the subjected lot.
 - Properties surrounding the Subject Property consist of multi-family housing stock, agricultural parcels, and manufacturing issues. The Sunnyvale Park is located north of the subjected property.



650 W 4100 S, Millcreek – Rezone
Existing Zoning Map

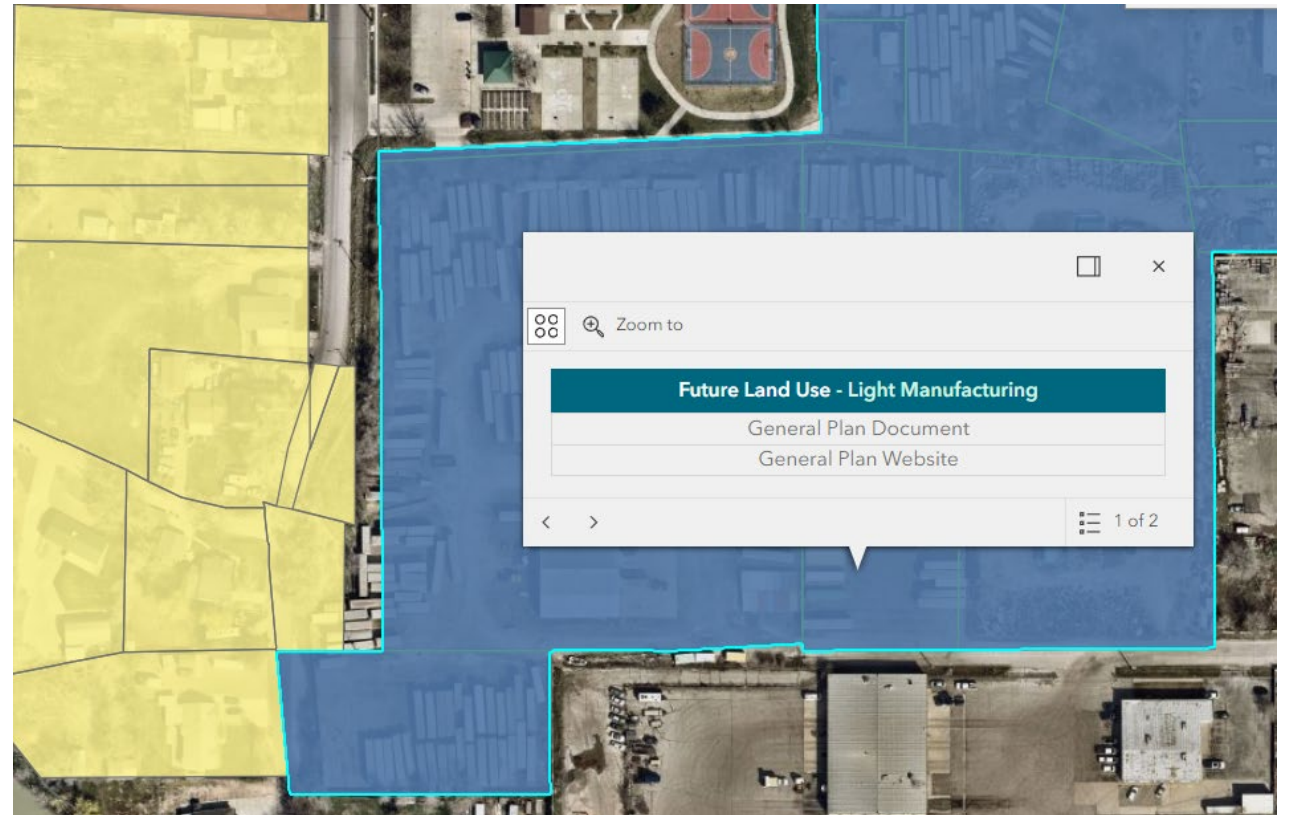


650 W 4100 S, Millcreek – Rezone
Proposed Zoning Map



Future Land Use (General Plan)

The Subject Property is within the “Light Manufacturing” land use designation – which envisions neighborhoods comprised of “A range of employment uses, including a wide range of commercial uses, small-scale manufacturing, light industrial, processing, wholesaling, flex space.”



Conclusions

Based on the findings listed within this report, the following conclusions can be made:

1. The Subject Property is within the “Light Manufacturing” land use designation, which complies with the vision of the Millcreek General Plan.
2. The property has been historically utilized for the following uses, including trucking and storage business, Overnight rental and storage of truck, trailer, and automobile equipment, truck, trailer and automobile repair and warehousing. Continuing the uses envisioned by the Millcreek General Plan.
3. No development is currently proposed, as the application’s purpose is to consolidate the current zoning of the lot into one zone (Manufacturing zone).
4. In a future application, the Community Council will be considering the land swap/vacation of a portion of 700 W, along the property’s frontage, with the purpose of realigning the right-of-way to match existing improvements, through the dedication of the swapped land.



VACATION AND DEDICATION EXHIBIT

CENTERLINE OF
PUBLIC R/W PER
APP

700 W (PUBLIC R/W)
+/-66' (PER ARP)

700 W (NO DEDICATION
OR EASEMENTS FOUND
FOR THIS ROAD SECTION)

MEASURED CENTERLINE
OF EXISTING ASPHALT
ROAD

**PORTION TO BE DEDICATED AS
PUBLIC RIGHT OF WAY
+/-13,506.86 SF OR 0.31 ACRES**

+/-425.60 SF

PORTION'S OF DEDICATION FROM
THE EXISTING EDGE OF ASPHALT
TO PROPOSED R/W LINE
+/-8,978.77 SF OR 0.206

 $\pm 8,553.17$ S

**KAY SUBDIVISION
RECORDED
#4425358**
15-35-42N-00E
SE1/4 SECTION 35 TOWNSHIP 42 NORTH
& RANGE 00 WEST
COUNTY OF WYOMING
04/14/2009

00 W (PRIVATE ST.)

CENTERLINE OF
PUBLIC R/W PER
ARP

AS-SURVEYED PARCELS 1, 2, 3, 4, & 6 CONTAIN
AFTER DEDICATION AND VACATION
350,939.24 SF OR 8.056 ACRES

PARCEL 4

PARCEL C

ZONE X
(NON FLOOD HAZARDOUS)

PORTION TO BE VACATED
8,997.30 SF OR 0.207 ACRES

PAR

4100 S STREET - 30'-
PRIVATE RIGHT OF WAY

---F-0.0 AS-SURVEYED
---H0410707W 22.04' (M NE TO AS-SURVEYED F-0.0
SEE SHEET 1 OF 4 FOR SECOND F-0.0 PTS.

SOUTHWEST CORNER SEC. 3
-T15, R10E, S10N
(STAND BEARS ONE MON.)

241/25011 1 OF 1

MATCH LINE
SEE BELOW

GRAPHIC SCALE
0 20 40
(IN FEET)
1 INCH = 40 FT.

Neighborhood Meeting

The applicant held a neighborhood meeting on June 18th on site. Neighbors within 600' of the subjected property were notified. An approximate three people showed up with the following comments:

1. Undesired Multi-family development
2. Questions about a potential road extension (700 W to 4170 S).



Millcreek Community Council

The Millcreek Community Council held a meeting on July 2nd, 2024. Neighbors within 600' of the subjected property were notified.

The Millcreek Community Council voted 7 in favor and 2 against a motion to approve the proposed zoning consolidation, as presented.



Millcreek Planning Commission

The Millcreek Planning Commission held a meeting on July 17th, 2024. Neighbors within 600' of the subjected property were notified.

The Millcreek Planning Commission unanimously motioned to approve the proposed rezone, as presented.



Recommendation

Based on the findings and conclusions, Staff recommends that the City Council take public comments and recommend to approve application file number ZM-24-008, as presented, unless during the hearing facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.



8/26/2024 City Treasurer's Report
given by: Cheri Jackson, Millcreek Treasurer



Date	Shared or Pooled Cash Accounts	Amount
8/26/2024	Operating Account	\$ 2,988,540
8/26/2024	PTIF	31,932,484
	Total of Shared Cash	\$ 34,921,024

Tax revenues have different lag times from collection of the tax to distribution to the City.
With that understanding, my report on the major tax revenues are as follows:

General Revenue Sources Status / any concerns	Received as of 08/26/24	% of Estimated Revenues	Likely to meet or exceed budget
Current Property Taxes Received	\$ 154,579	1.30%	Yes
General Sales Taxes (1 months rev)	1,200,572	7.87%	Yes
Building Permits	274,655	21.97%	Yes
Total Gen Fund Revenue	2,978,592	7.20%	Yes
Report Any Revenue Anomalies			

Disbursements for the month of July 2024

General Fund Disbursements Status / any concerns	Quantity	Amount
Checks	222	\$ 4,875,681
EFT / Bank Drafts	13	269,056
Direct Deposit	2 Payroll Periods	348,782
Report Any Expenditure Anomalies		
Total Disbursements - July 2024		\$ 5,493,519