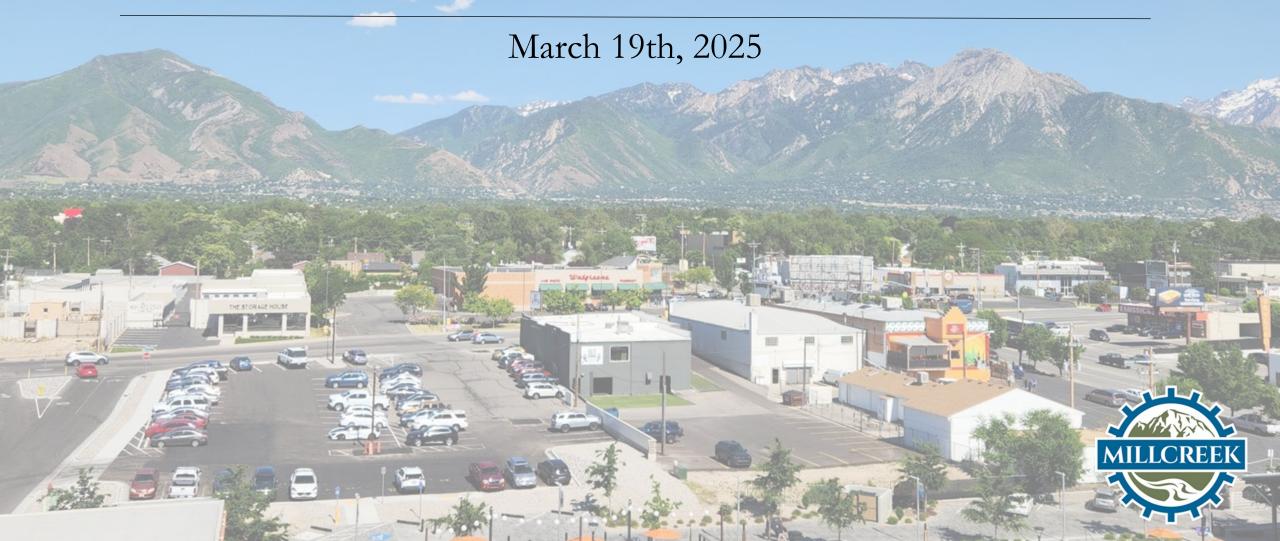
MILLCREEK PLANNING COMMISSION



SD-24-014

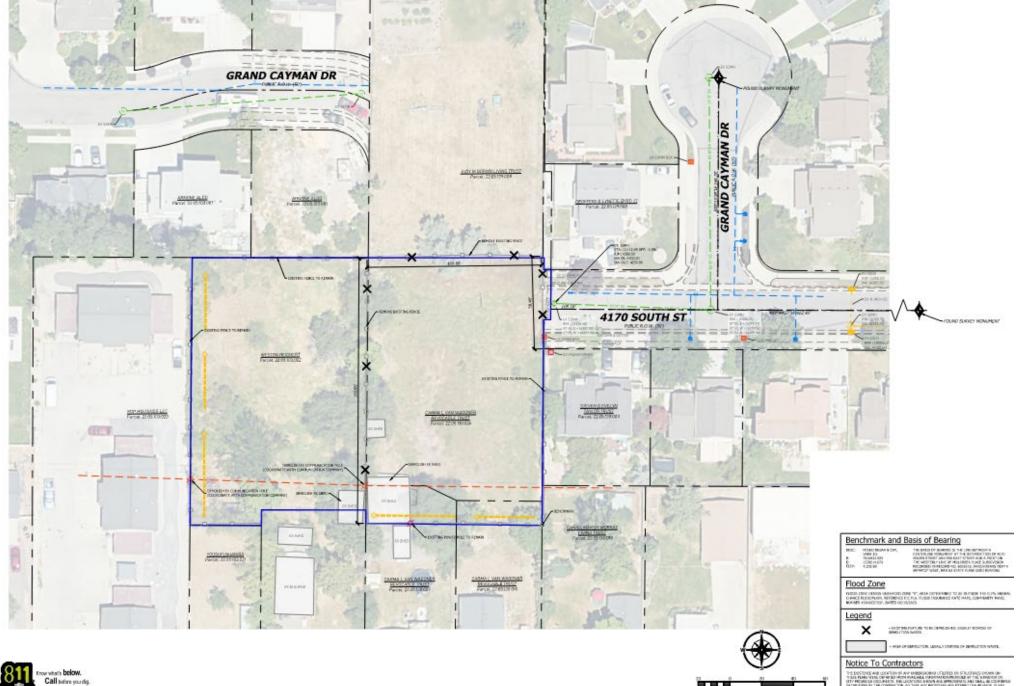
Request for a (major) five-lot subdivision at a property located at 815-839 E 4200 S to accommodate five, single-family lots in the R-1-5 zone.

Location: 815-839 E 4200 S

Applicant: Brooke Moore

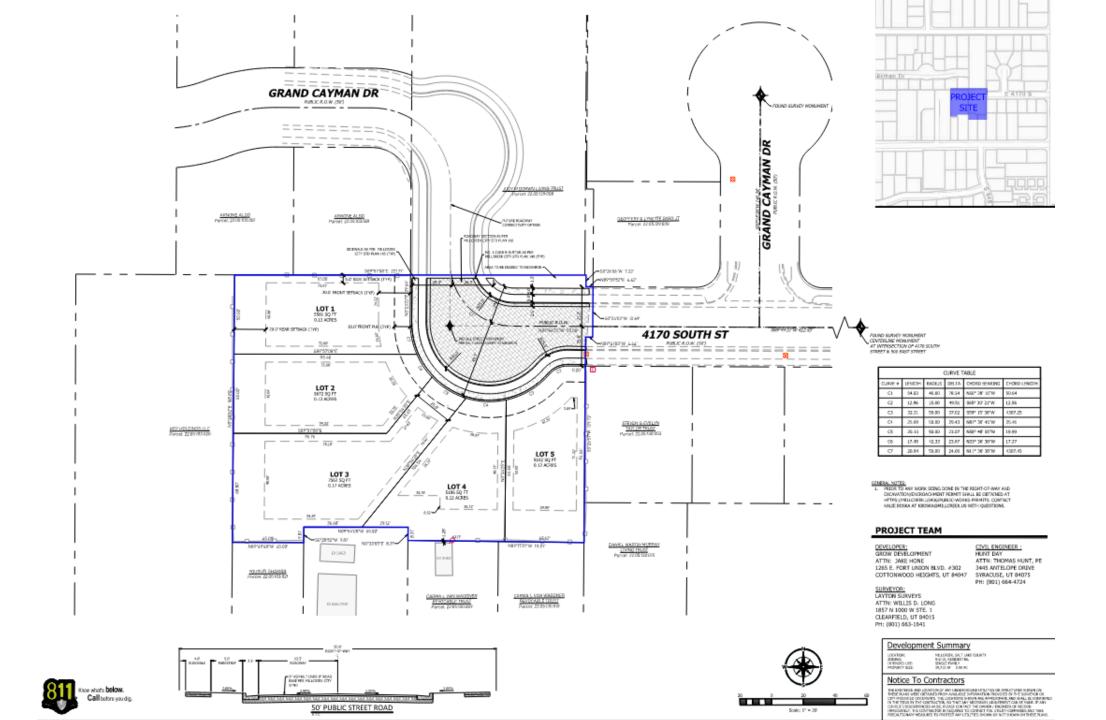
Planner: Carlos Estudillo

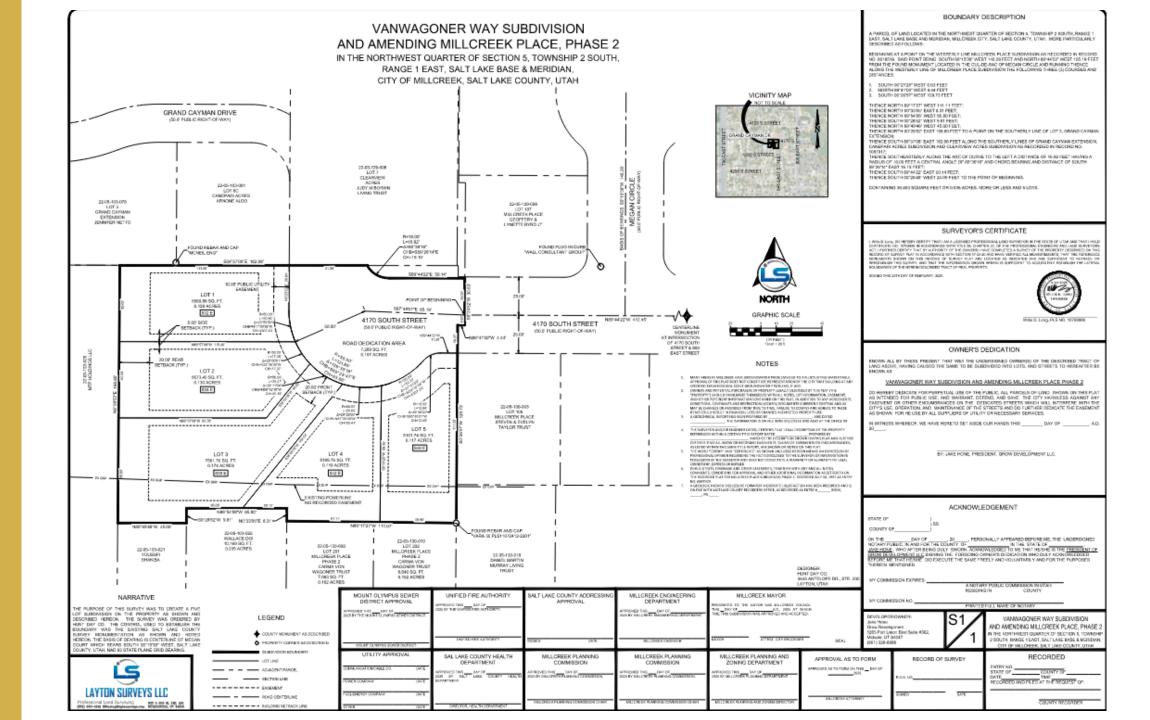












FINDINGS:

- The Subject Property involves two parcels, comprising 0.84 acres of property.
- The applicant is proposing five lots. The proposed lot sizes will be:
 - Lot 1 (R-1-5): 0.128 acres (5,581 sf) & lot width of 50 feet, approximately.
 - Lot 2 (R-1-5): 0.130 acres (5,674 sf) & lot width of 50 feet, approximately.
 - Lot 3 (R-1-5): 0.174 acres (7,562 sf) & lot width of 68 feet, approximately.
 - Lot 4 (R-1-5): 0.119 acres (5,196 sf) & lot width of 62 feet, approximately.
 - Lot 5 (R-1-5): 0.117 acres (5,102 sf) & lot width of 50 feet, approximately.
- Zoning. The Subject Property is currently within the R-1-5 zone. Properties within the vicinity surrounding the Subject Property are within the R-2-10 (North), R-1-5 (east, west), and R-1-8/R-1-10 zones (south). The Subject Property was recently rezoned in 2024 to the single-family residential (R-1-5) Zone and was not subject to a development agreement
- Surrounding Uses. Property surrounding the subject property consists of primarily single-family housing stock.
- Dedication: 4170 South is a public right-of-way that serves as the access point to the property. A dedication of 7,289 square feet of land will take place along the frontage of the property. The area being dedicated is an extension of 4170 S and will create a culde-saq style access to the proposed lots.

FINDINGS:

- Access: The newly created access is an extension of 4170 South and has been designed to eventually connect to Grand Cayman Drive, once 838 E 4125 S starts development.
- No development agreement was recommended during the re-zoning application.
- While most utilities will be located in a public utility easement, near the right-of-way, a communications (Century Link) overhead line is found near the southern-most property line, effectively encroaching into the buildable area of lots 3, 4 and 5. Applicant must work with Century link to relocate the overhead communications line in order to not encroach into the buildable areas of the newly created lots.

CONCLUSIONS:

Based on the findings listed above, the following conclusions can be made:

- The subdivision of property will effectively create five (5) individual lots, available for ownership.
- The major subdivision will not create remnants or otherwise unusable lots or parcels.
- With the newly created access, the subdivision will not limit the city's ability to effectively provide facilities or services.
- A communication overhead line will need to be relocated prior to PLAT approval.
- The proposal meets all city and state requirements pertaining to subdivisions.
- The project is subject to further review and final approval.

RECOMMENDATIONS & MOTION:

• Staff Recommendation – Based on the findings and conclusions listed above, Staff recommends that the Planning Commission take public comments and approve application file number SD-24-015, 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.

• Motion: Based on the findings and conclusions listed contained within the report, I move that the Planning Commission approve application file number SD-24-015, with a condition to resolve the communications utility line prior to final approval and Plat recordation.



Request and Synopsis

Text Amendment Request

Staff is requesting City Council approval for a text amendment to the City Center Overlay Zone existing building stepback requirements.

Current Limitations

While building stepbacks are a useful design tool for mitigating bulk, having a one size-fits-all approach often times ignores unique property configurations that result in undesirable building designs, unattractive site conditions, or vacant.

Development Challenges

Recent development proposals across multiple city center sites have struggled to achieve both high-quality design and financial feasibility. This challenge has led staff to reassess whether further revisions to the building stepback requirements is needed to avoid unintentionally hindering the city center's development potential.

Current Stepback Regulations

When any building is:

- 1. Over 40 feet in height, or
- 2. Any development fronting Millcreek Common, 3300 South, Richmond and/or Highland Drive.

An exception for Commercial Single-Purpose Type buildings when:

- 1. No greater than 40 feet;
- 2. No greater in length than 100 feet;
- 3. No greater depth than 80 feet;
- 4. The ground floor footprint is 8,000 sf or less; and
- 5. The following additional design standards are met:
 - a. Exterior building materials used shall consist of a minimum of 75% brick or stone;
 - b. 1st floor shall be at least 12 feet in height; and
 - c. At least one entrance to the first floor and front on the street.



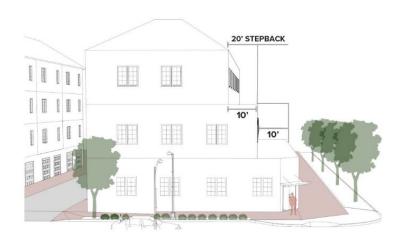


Figure 18.47.4, Full Building Stepbacks and Setbacks



Proposed Options

(Subject to Stepback Map and Design Enhancement List)



Aesthetics-Based Option

Requires 8+ design enhancements in lieu of stepbacks.



Compatibility-Based Option

Building no greater in length than 200 feet, no greater in depth than 150 feet and 5 design enhancements in lieu of stepbacks.



Public Benefit-Based Option

Requires public benefit and 3 design enhancements in lieu of stepbacks.

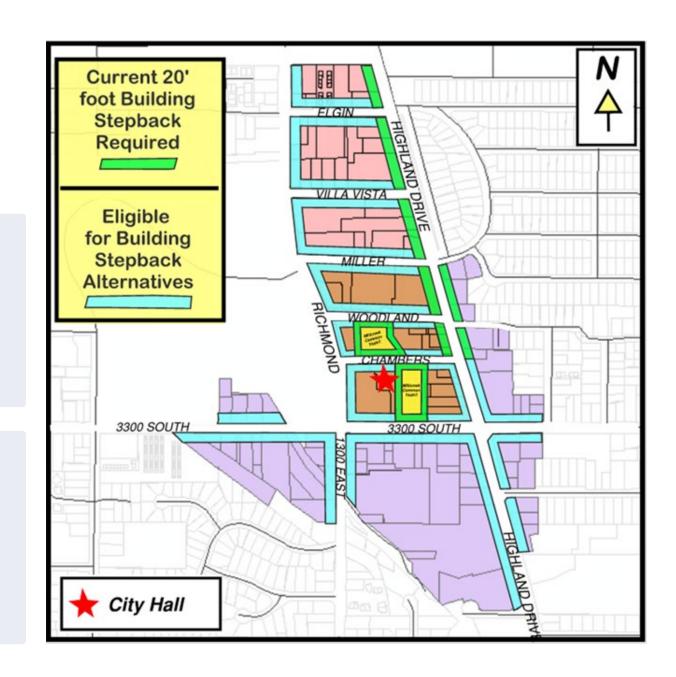
Proposed Building Stepback Eligibility Map

Eligible Areas

Most of the City Center Overlay Zone qualifies for stepback alternatives.

Ineligible Areas

Buildings with frontages along Highland Drive, north of Chambers Avenue and Millcreek Common.



Design Enhancement List

1	Façade Modulation (Breaking up long or tall walls into smaller segments)		
(A)	Incorporate façade plane projections or recessions at least 3 feet deep and spanning 25% of the building width.	ng at l	
(B)	Offset building volumes where different sections of the building extend or retract t	6	Shadow & Light Articulation (Using shading elements to break up perceived bulk)
(C)	Vertical breaks in massing at least every 40 feet of building frontage.	(A)	All windows shall include a minimum 6-inch recess from the façade plane to create shadow lines.
		(B)	Incorporate horizontal ledges or overhangs between each story.
2	Roofline Variation & Step-Downs (Upper building mass with varied heigh		Incorporate large sculptural elements into a street-facing <u>façade</u> of a building, including exposed
(A)	Incorporate a minimum of two different roof heights of at least one story.	(C)	framing, screens, or shading devices.
(B)	Incorporate a step-down in height of at least 10 feet for 30% of the building frontage	7	Staggered or Clustered Massing (Dividing buildings into smaller sections)
3	Permeability & Open Space Integration (Incorporating voids and transp	(A)	Vary the building mass by incorporating secondary building volumes of different heights.
(A)	Incorporate a courtyard or breezeway on the ground story, open to pedestrians.	(B)	Incorporate sections of the building that are offset by at least 5 feet in different directions.
(B)	Incorporate a ground story arcade or covered pedestrian passage of at least 10 feet 30 feet in depth.	(C)	Incorporate a mix of flat and sloped rooflines to create a non-uniform profile.
(C)	Incorporate a publicly accessible pocket park or additional plaza integrated into the footprint, of at least 500 square feet.	8	Streetscape Enhancements (Enhanced public realm features)
4	Upper Floor Facade Transparency & Balconies (Incorporating opening projections)	(A)	Include an additional 10 feet of sidewalk along the entire frontage beyond what is required for the streetscape requirements as set forth in MKZ 18.47.060 (D). Additional sidewalk width shall incorporate street trees, lighting, and pedestrian amenities.
(A)	Upper stories must feature at least 50% window coverage to create depth and avoid		Include a public plaza or open space of at least 500 square feet, in addition to the open space and
(B)	Upper stories must feature projecting or recessed balconies for at least 50 percent units or hotel rooms to create variety and break up massing.	(B)	plaza requirements as set forth in MKZ 18.47.060 (I). Design of any publicly accessible open space shall comply with the requirements for Open Space and Plazas as set forth in MKZ 18.47.060 (I).
5	Diagonal Building Corners & Notches (Creating varied edges instead of		- Control of the Cont
•	massing)	9	Architectural Massing & Material Variation (Create a dynamic profile)
(A)	Must integrate angled or stepped-back corners at intersections to soften massing a frontages.		Exterior building materials used shall consist of a minimum of 100 percent brick or stone
(B)	Must integrate deep façade notches (minimum 6 feet deep) placed at regular interv	(A)	excluding windows. Precast masonry is allowed for trim and cornice elements only.
(C)	Must integrate chamfered or curved building edges to reduce blocky forms.	(B)	Include significant material variation across the facade, using a mix of at least three high-quality stone or brick based materials. Native stone or synthetic equivalent is allowed.
		(C)	Include vertical and horizontal façade articulation with changes in the building plane of at least every 30 feet.

Community Council Recommendation

Mount Olympus Community Council

Millcreek Community Council

Canyon Rim Citizens Association

Supported the amendment with emphasis on public benefit options.

East Millcreek Community Council

Supported an amendment with emphasis on requiring a development agreement in exchange for waiving the stepback requirements.

Community Council Recommendation

Mount Olympus Community Council

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Canyon Rim Citizens Association

Supported the amendment with emphasis on public benefit options.

East Millcreek Community Council

Supported an amendment with emphasis on requiring a development agreement in exchange for waiving the stepback requirements.

Staff Findings

Staff finds the Public Benefit (Option 3) offers the best balance between design integrity and public benefits based on the references from the City Center Master Plan that support flexibility in the application of building stepback requirements.

- 1. An Engine of Employment, Population, and Tax Base to Help Keep Taxes Low for Millcreek. This highlights the importance of economic vitality in the City Center, which may be threatened if development becomes too difficult or financially unfeasible due to stringent design requirements. Vision and Goals, pg. 1.8
- 2. An Amenity and Gathering Place for the Whole City. Emphasizing the need for public spaces and community gathering areas, Option 3 supports this by requiring developers to contribute public amenities, such as open space or affordable housing. Vision and Goals, pg. 1.8
- 3. <u>Design Should Support Transportation Alternatives</u>. By reducing the stepback requirements and promoting efficient building design, Option 3 can help developers create buildings that support alternative transportation options (e.g., mixed-use buildings with residential, office, and retail space in proximity to public transit options). Vision and Goals, pg. 1.9
- **4.** The City Center Should Emphasize Walkability and Minimize Internal Traffic and Parking Demand. By incentivizing shared parking and open spaces, Option 3 reduces the demand for surface parking, contributing to a more walkable and accessible environment. City Center Guiding Principles, pg. 3.4
- 5. The Design of Millcreek's City Center Should Represent the City in Ways that Are Distinctive from Other Cities. The public benefits tied to Option 3 ensure that the City Center remains a unique and distinctive place, rather than a generic commercial hub. City Center Guiding Principles, pg. 3.5

Next Steps

- Review and discuss proposed alternatives with staff.
- Recommendation to City Council based on findings.

Model Motion

Option 1

I move that the Millcreek Planning Commission recommends <u>approval</u> of the proposed text amendment ZT-25-002, revising the City Center Overlay Zone building stepback requirements for the purpose of providing a public benefit, based on staff's findings and details outlined in the staff report.

Option 2

I move that the Millcreek Planning Commission recommends <u>approval</u> of the proposed text amendment ZT-25-002, revising the City Center Overlay Zone building stepback requirements for the purpose of providing a public benefit, based on staff's findings and details outlined in the staff report, <u>including</u> the following recommendations from the Planning Commission:______

Option 3



Medical Office Building

45' tall, commercial single-purpose, brick façade, no stepback



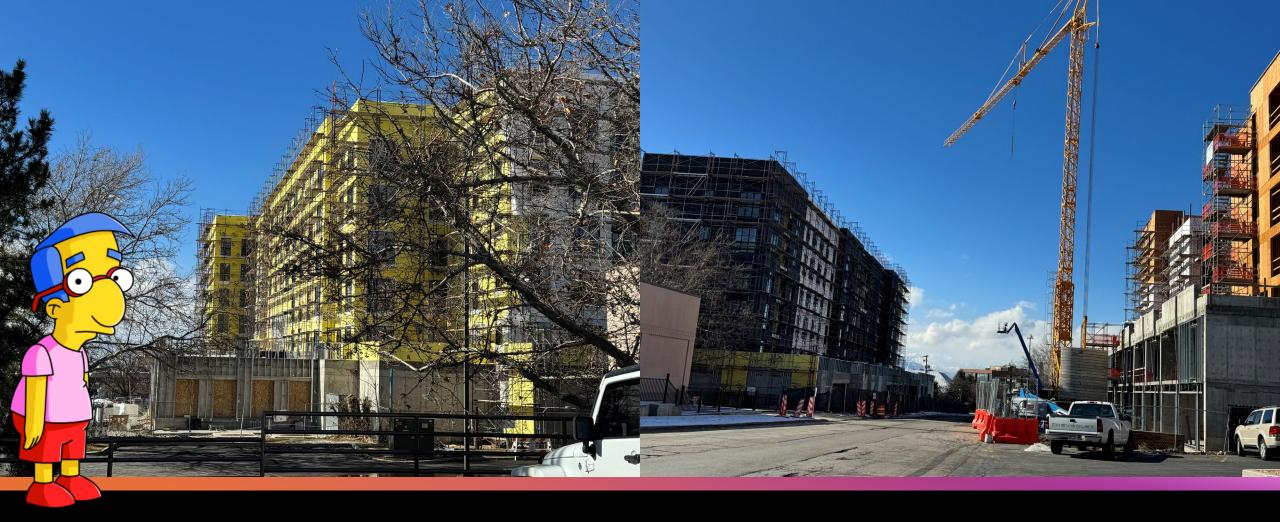
Villa Vista Developments

No stepbacks required, although they were optional. Variety of articulation. 80' from building to building.



The Westerly

8' stepback on 1300 East, 5' or less on 3300 S. Additional stepback for top story on 1300 East. This project has 4 frontages, which makes it complex.



The Millhaus and the PEG Development on Woodland and Miller

Compliant stepbacks on Miller. 75' from building to building. Millhaus stepback on Woodland is even larger than 20'





Land Use Vision Update

MILLCREEK

March 20, 2025

Wasatch Choice Land Uses



NEIGHBORHOOD CENTERS



EMPLOYMENT DISTRICTS



CITY CENTERS



INDUSTRIAL DISTRICTS





URBAN CENTERS



RESIDENTIAL AREAS





METROPOLITAN CENTERS



PARKS & PUBLIC SPACES



Land Use Categories

Centers







Neighborhood Center

Special Land-Uses



Employment District



Special District

Retail District (Added use)



Wasatch Choice Land Uses



NEIGHBORHOOD CENTERS



CITY CENTERS



URBAN CENTERS





METROPOLITAN CENTERS



1

Walkable

2

Mix of uses

3

More intense than the surrounding



Neighborhood Center



City Center

1 - 4 Stories



Urban Center



WFRC

Transportation and Land Use Connection (TLC) Projects



INSTRUCTIONS

Use the filters below to filter the data seen in the map. To view a project area in the map, select that project from the list to the



Select a Project Status

All Statuses





Select a Year

LEGEND

Active Transportation Plan General Plan Update Ordinance Parks and Open Space Plan Station/Small Area Plan Study Transportation Master Plan

Vision



Complete

All Projects

SELECTION LIST

Select a project from this list to view the area on the map. To view another area, deselect your previous selection, and click on a new project.

Q Search...

13 M

Evanston

- Core Active Transportation Implementation Plan
- Bluffdale Active Transportation Plan
- Copperton
- Active Transportation Plan and Connectivity Ordinance
- **Davis County**
- Active Transportation Plan
- River to Range Corridor Draper City Connections
- Herriman
- Active Transportation Plan

Hooper, Marriott-Slaterville, North Ogden, Plain City, Roy, Weber County, West

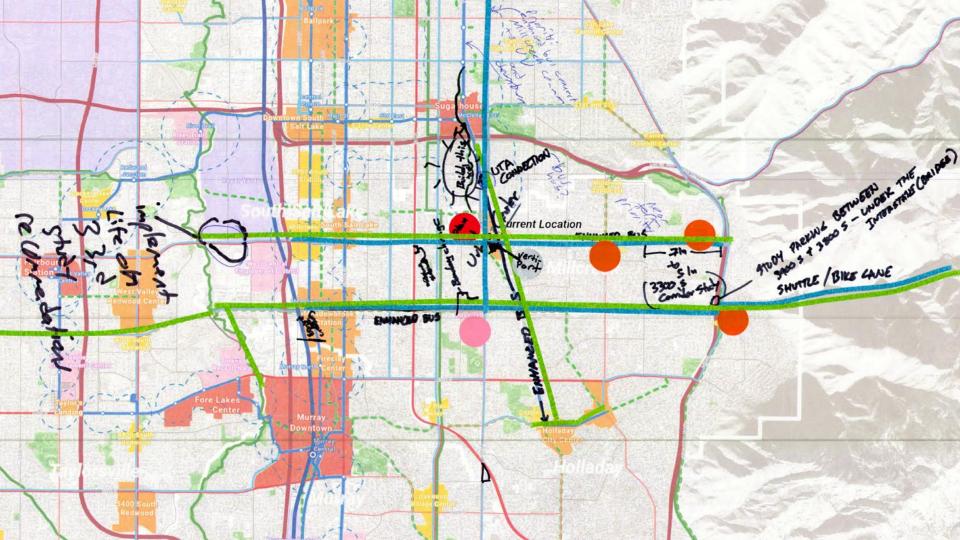
Select a project from the list above to view details.

Workshop Map

- Wasatch Choice Land Uses
- Existing Regional Transportation
 Plan
- Draft Beehive Bikeways

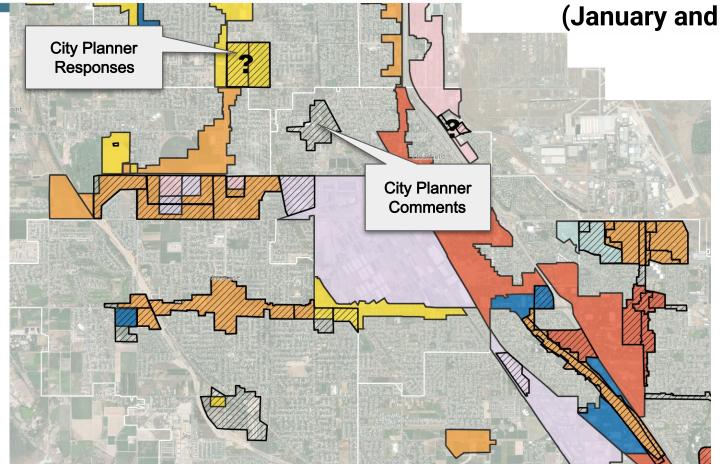






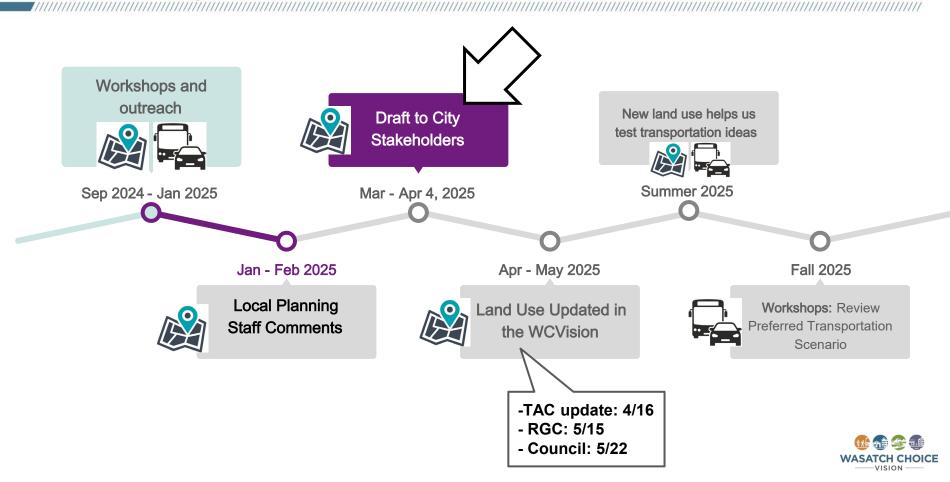
CITY PLANNER LAND USE COMMENTS

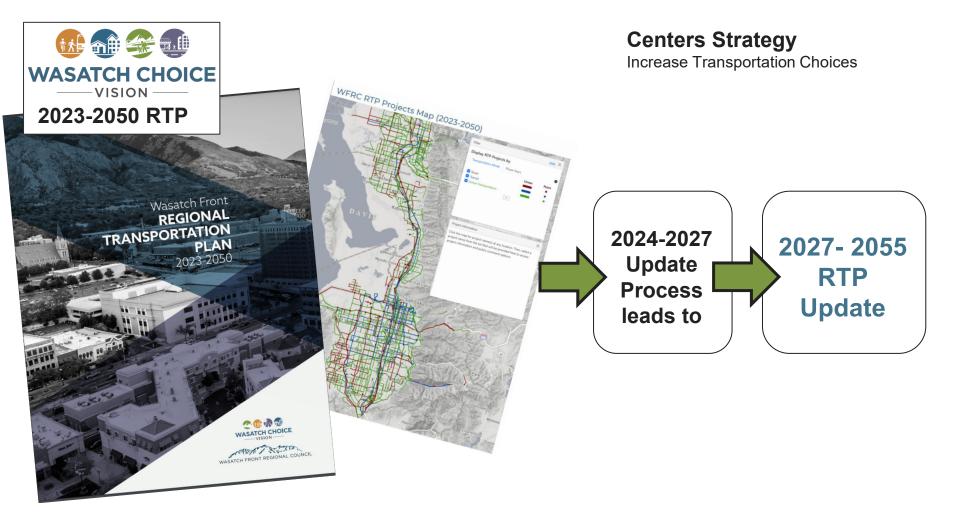






Establishing Our Preferred Scenario





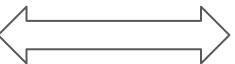
WFRC

Wasatch Choice Vision Land Use





2023 - 2050 Land Use Vision



2025 - 2055 Draft Update



MILLCREEK

Draft 2025-2055 Land Use Vision

Metropolitan Center

Urban Center

City Center

Neighborhood Center

Educational Center

Employment District

Industrial District

Special District

Retail District (new category)

