



Meadowbrook & Millcreek Station Area Plans

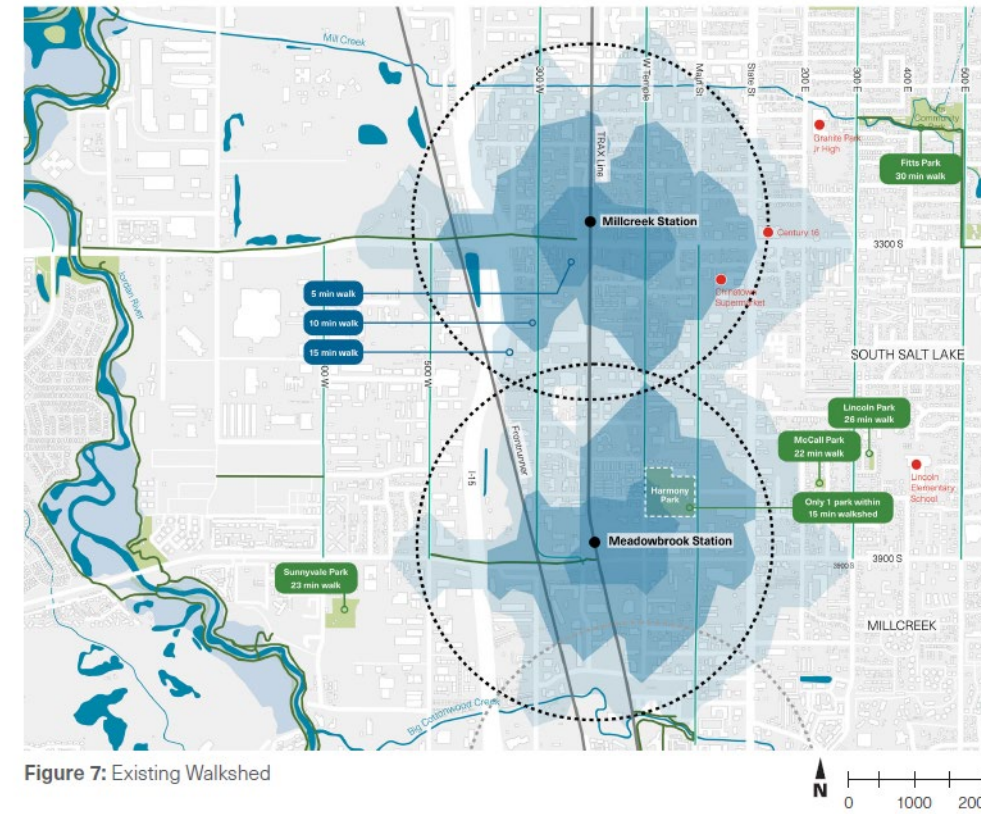
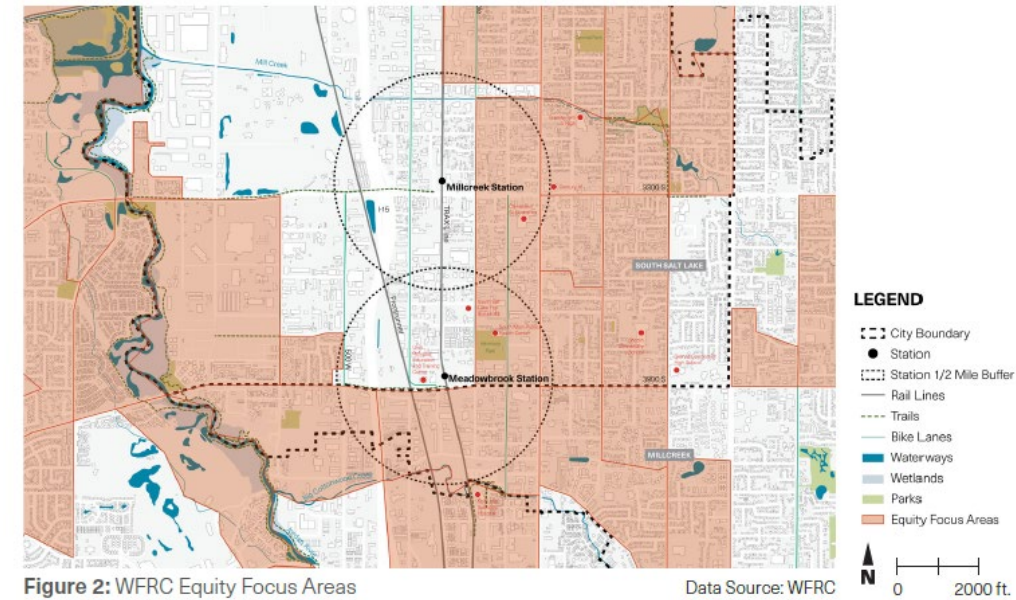
Millcreek

Planning Commission Meeting | October 16, 2025

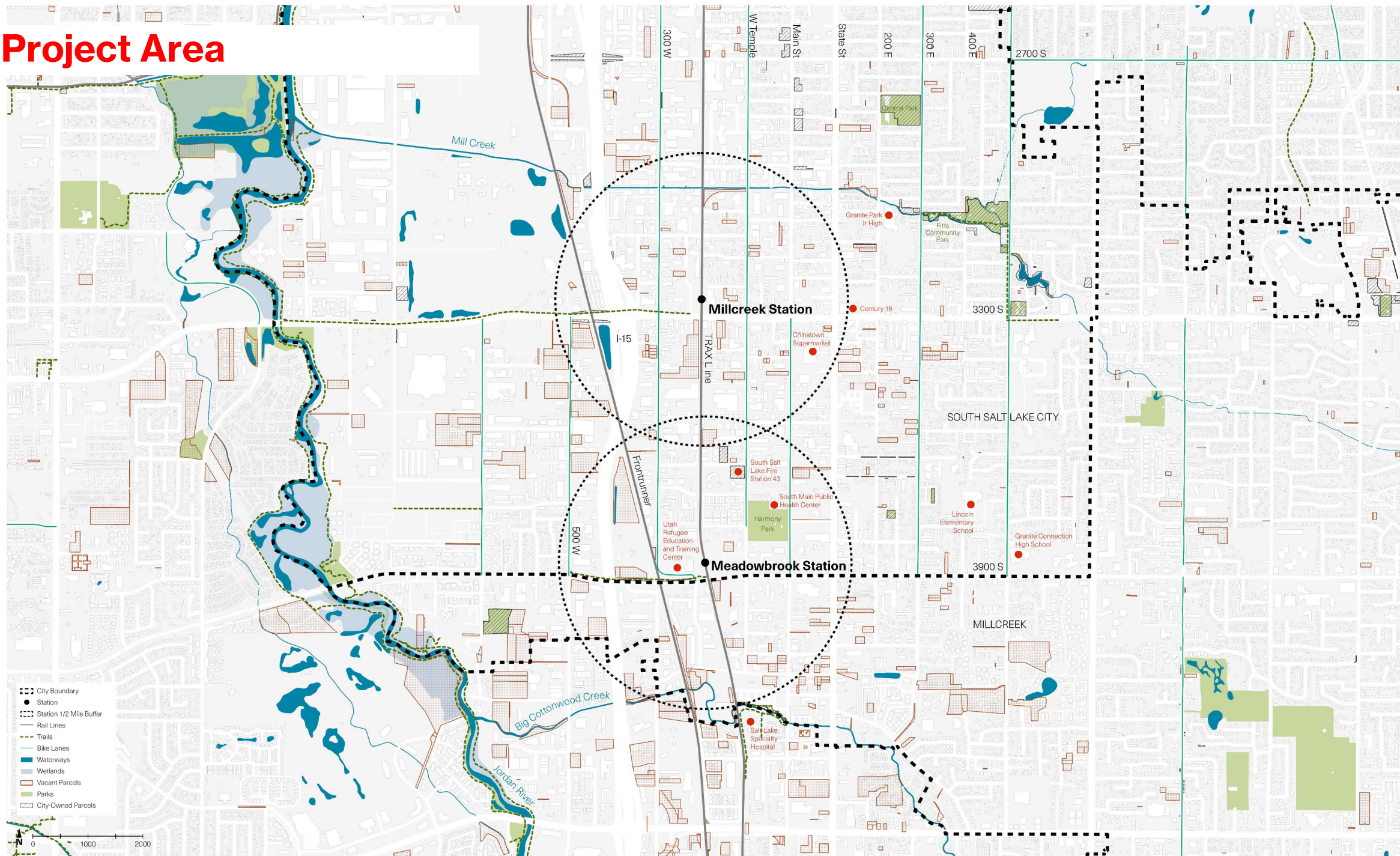
Project Statement/ About the Project

Together, the Millcreek and Meadowbrook Station Areas represent **one of the most culturally diverse neighborhoods in the Salt Lake Valley**. This diversity is embodied through the populations of South Salt Lake and Millcreek, but also reflected in the character of neighborhoods, businesses, and amenities that define this combined project area.

Millcreek and South Salt Lake City have a unique opportunity to **create catalyst nodes for growth around the Millcreek and Meadowbrook Station Areas**, creating new opportunities for housing, re-thinking the public realm, **increasing walkability and transit connectivity**, all while focusing on **opportunity sites** and implementation to prepare successful Station Area Plans.



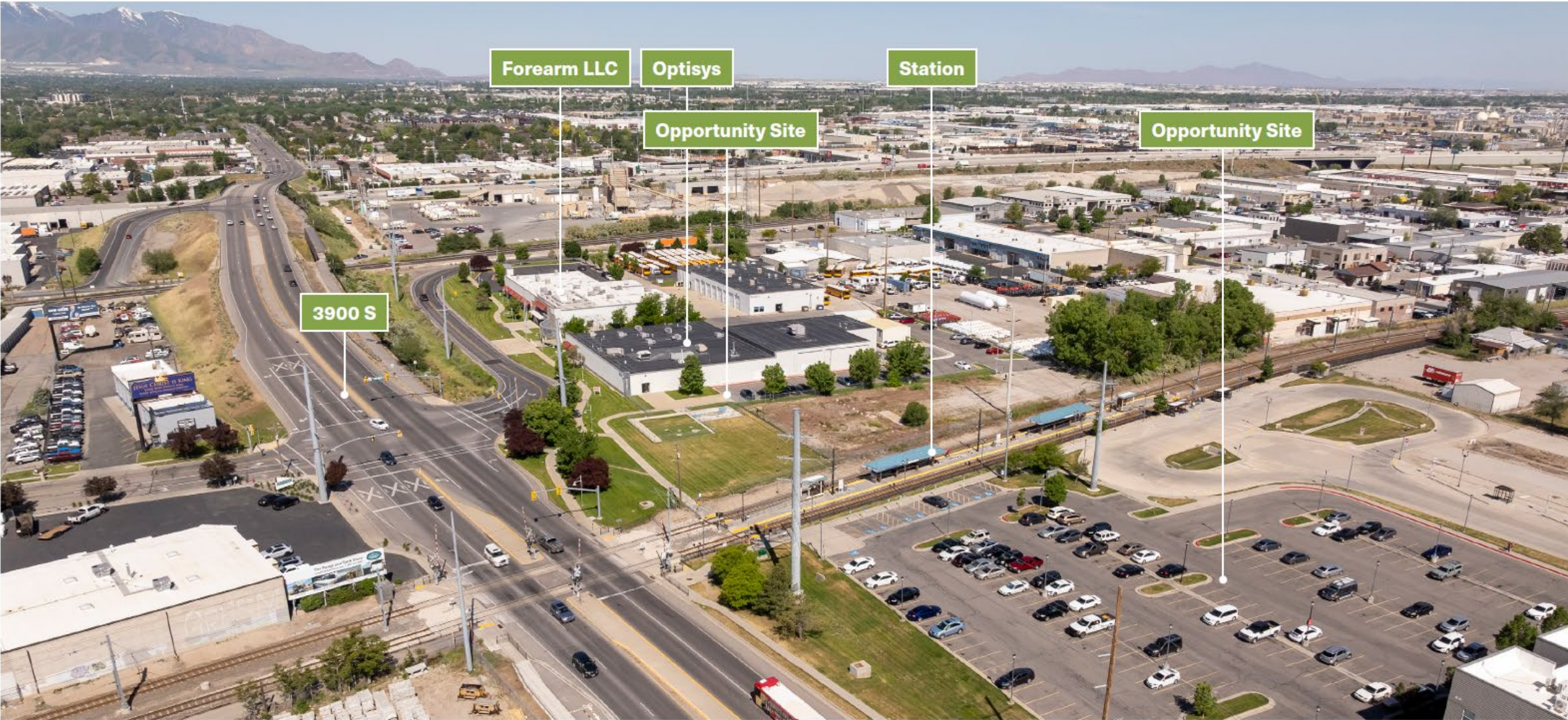
Project Area



Project Area - Millcreek Station



Project Area - Meadowbrook Station





Identify the **economic** potential of the area.



Focus on **catalytic projects** that will trigger change.



Explore a variety of **housing opportunities** and increase the availability and affordability of housing **for various age groups**.



Promote **sustainable environmental** conditions.



Improve **safety** around the stations



Increase **transportation choices** and connections.

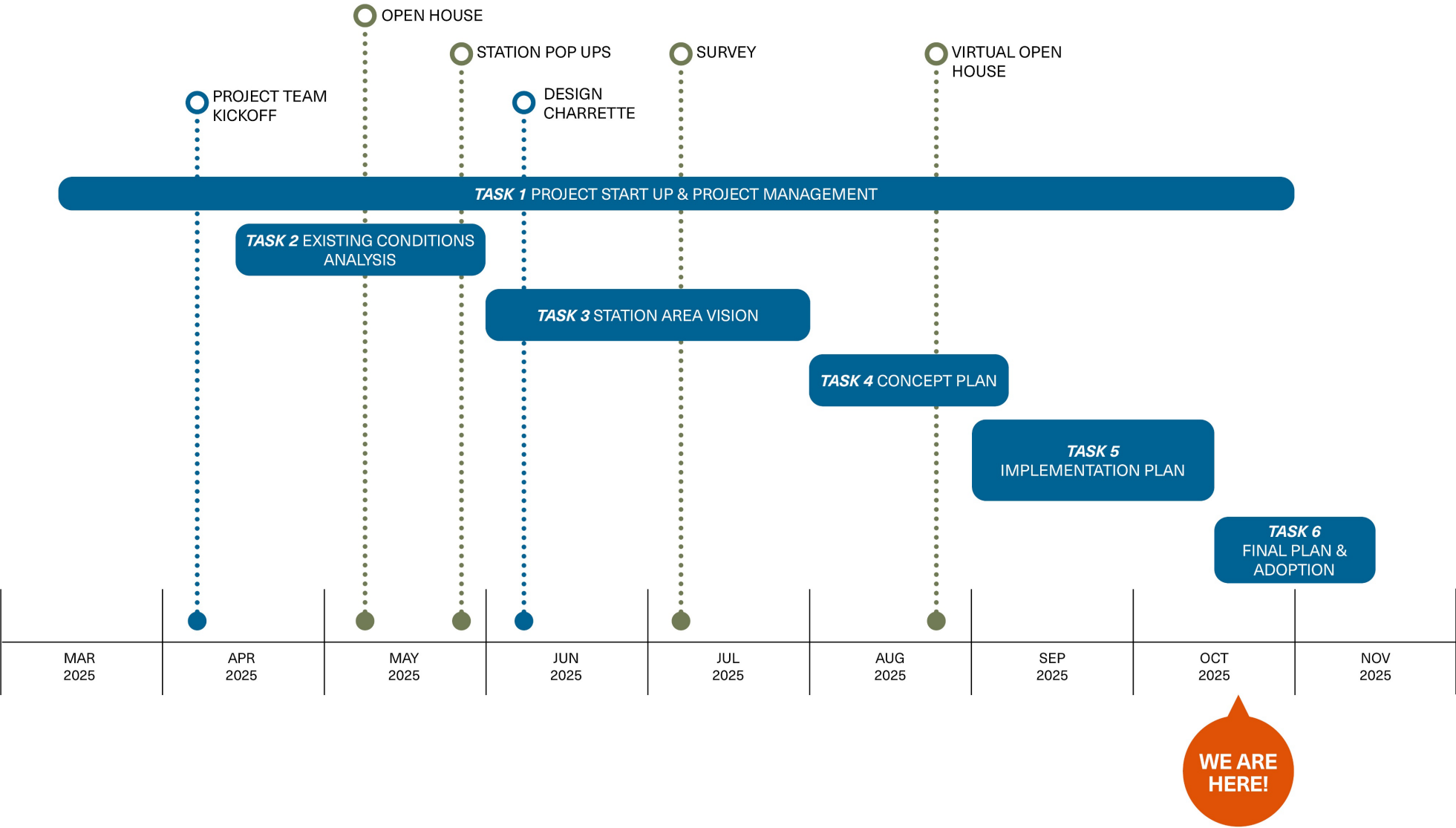


Involve **key Stakeholders** that should include: UTA, UDOT, WFRC, Property Owners, Business Owners, Residents.

Project Goals



Project Process



The background is a solid orange color. Overlaid on this are faint, light-colored sketches of various musical instruments, including what appears to be a guitar, a drum set, and other stringed instruments. A white arrow points from the left edge towards the center, where the text is located.

PUBLIC ENGAGEMENT

Engagement Overview

1

Visioning

Creating project awareness,
meeting key stakeholders,
understanding current conditions,
and confirming project goals

Stakeholder Role Map
Mural Fest Booth
Story Map
Station Pop-Ups

April – May 2025

2

Alternatives Development

Stakeholder and community input
on different conceptual scenarios

Council & Planning
Commission Work
Sessions
Design Charrette
Online Survey
Online Meeting

June – August 2025

3

Plan Sharing

Presenting the final project and
gaining buy-in from local
leadership

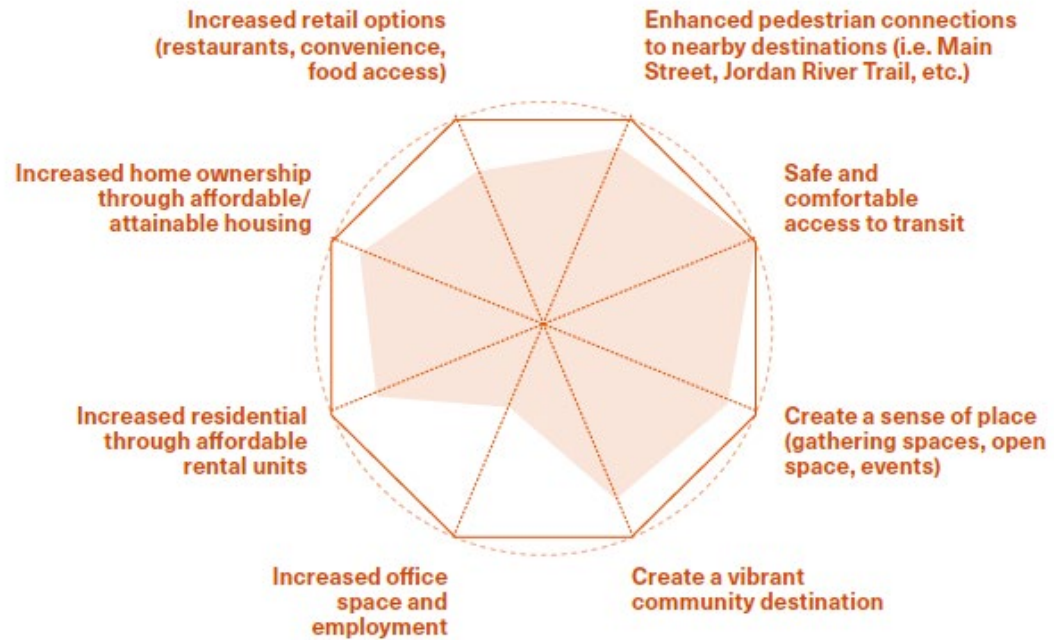
Millcreek Community
Council Presentation
Planning Commission
Presentations
City Council
Presentations

September – October 2025


Engagement Overview

 **370+**
PARTICIPANTS

 **12** MEETINGS
& EVENTS



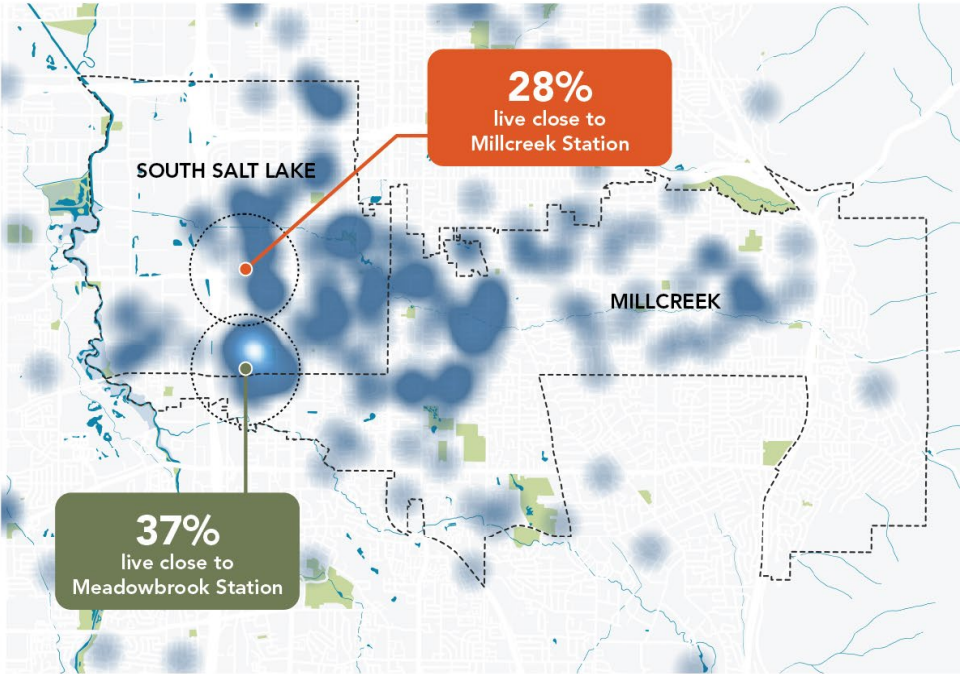
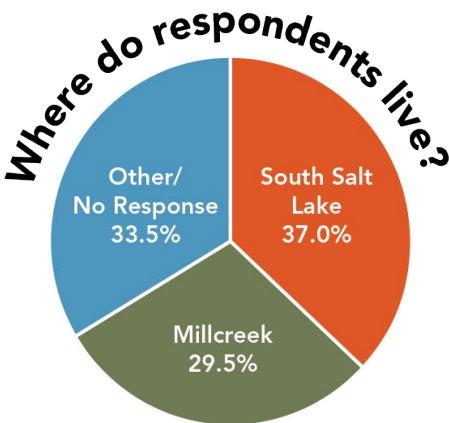
STATION POP-UP TAKEAWAYS

 Overall rating of the level of importance (from "not important" to "very important")



On-line Survey

264
RESPONSES



PUBLIC RIGHT OF WAY PRIORITIES

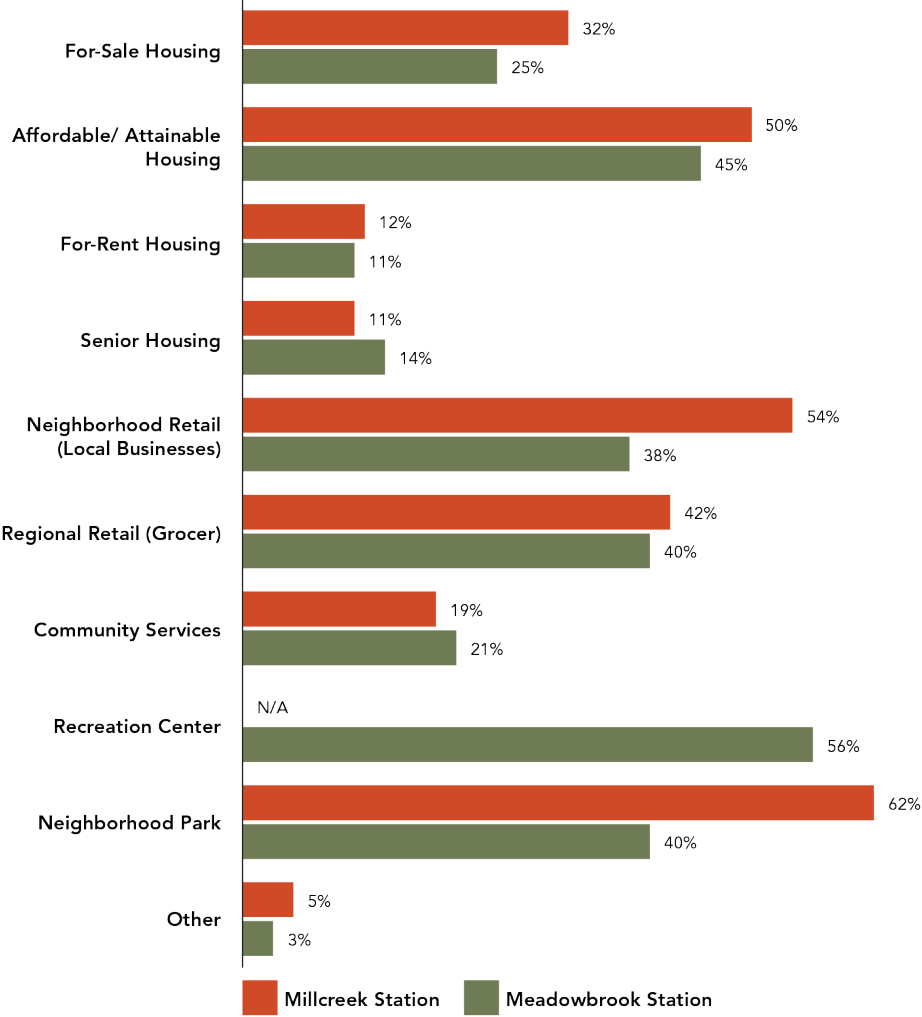


Add Street Trees
(52%)



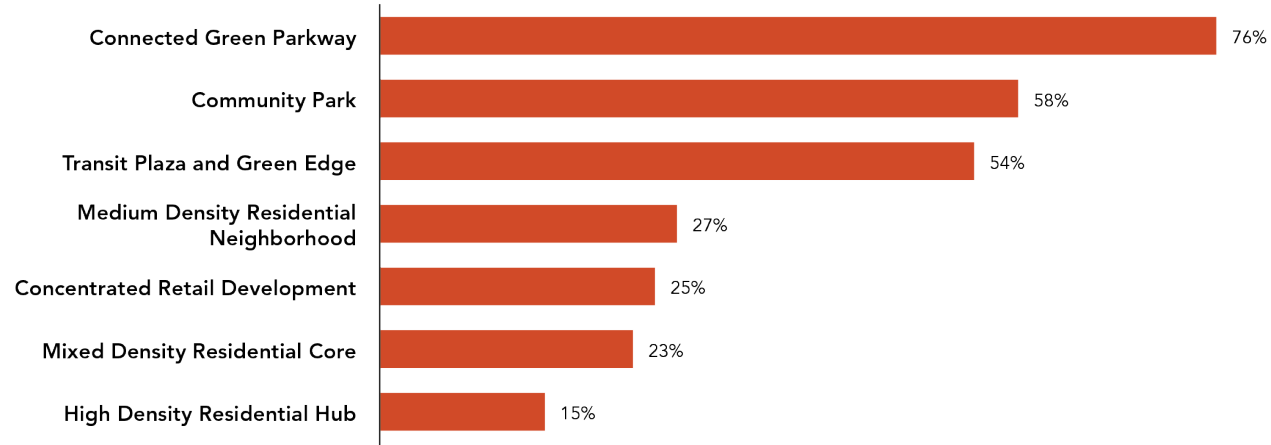
Add Planting Between
Sidewalks and Road
(47%)

PREFERRED USES

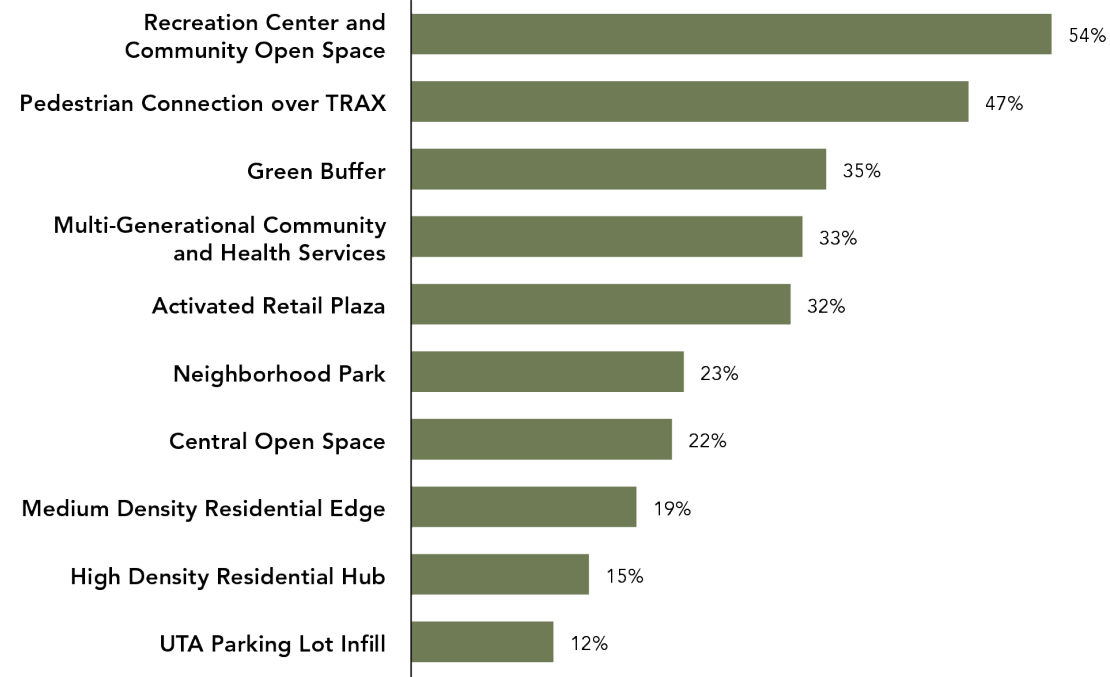


On-line Survey

BIG IDEAS - MILLCREEK



BIG IDEAS - MEADOWBROOK



SURVEY RESPONSE THEMES



Improve connectivity for pedestrians and cyclists



Increase access to retail and grocery stores



Prioritize green space, trees, and environmental resilience



Enhance safety and traffic calming



Support affordable housing development

The background is a solid orange color. Overlaid on this are faint, light-colored sketches of musical notation, including staves with notes and various circular and linear patterns. On the left side, there is a white arrow pointing towards the right, partially overlapping the orange background.

RECOMMENDATIONS

Station Area Vision – Guiding Principles

MILLCREEK STATION

Build a series of connected nodes along the 3300 S corridor.

Promote community serving retail and a mix of residential typologies.

Incentivize the creation of public spaces at the core of the study area.

Facilitate north/south connections on Main Street and 200 E.

Develop trail connections along 3300 S to local and regional destinations.

MEADOWBROOK STATION

Create a mixed-income and mixed-generational neighborhood.

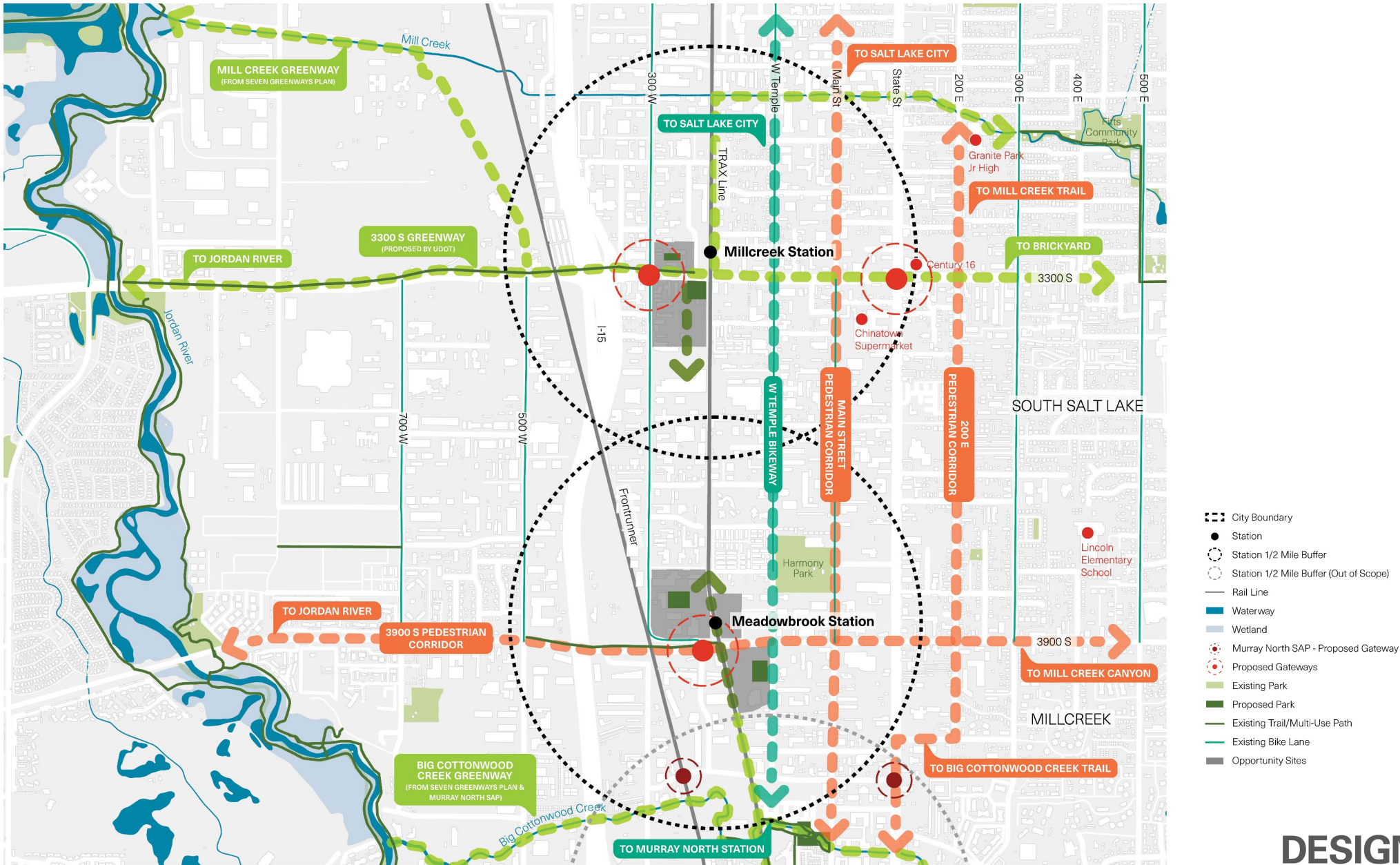
Incorporate health and social services into neighborhood development.

Orient development to face 3900 S as the “front door”.

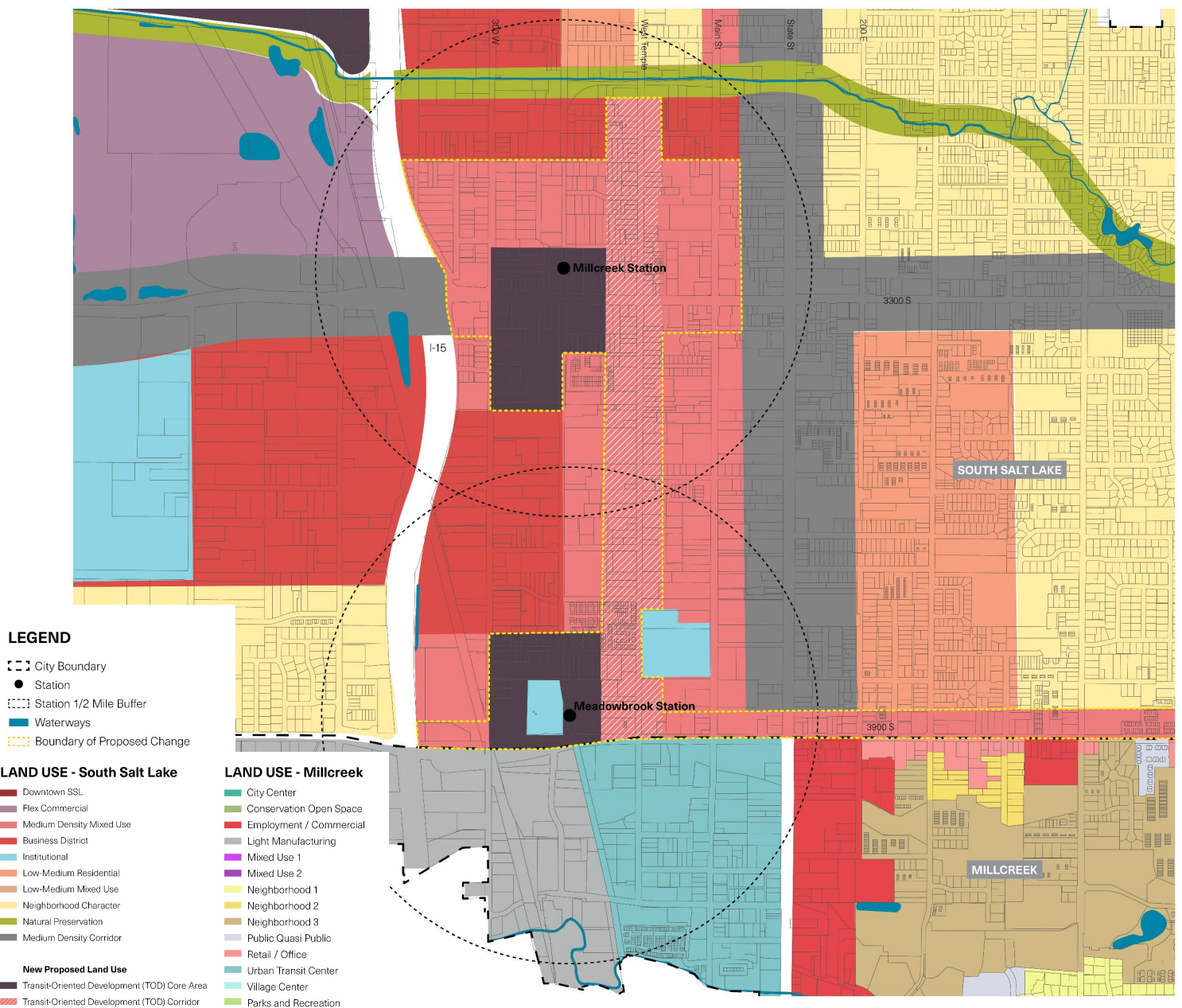
Promote Main Street as a mixed-use core.

Develop regional trail connections, including connection to the Jordan River Trail.

Station Area Vision - Connectivity

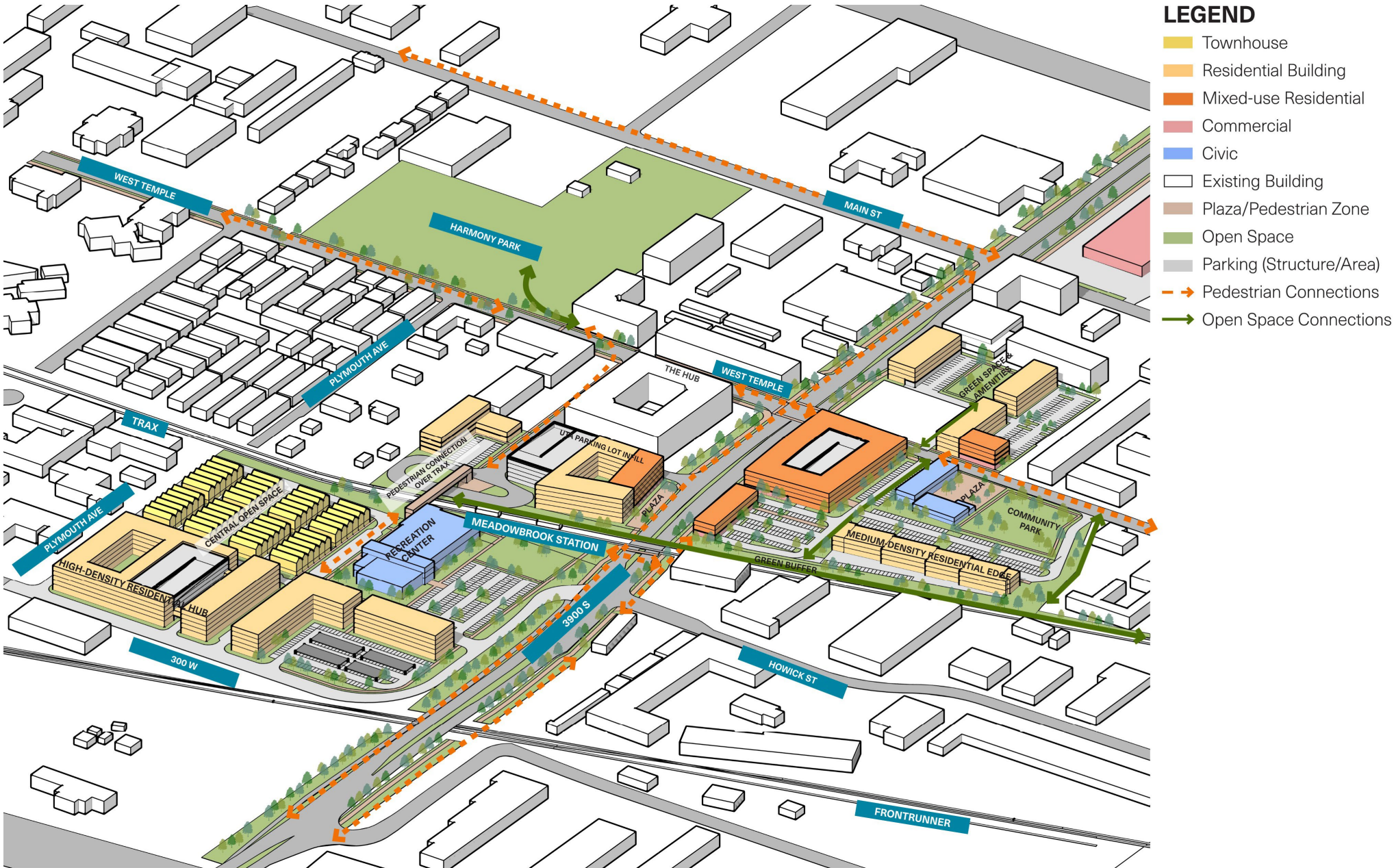


Station Area Vision – Land Use



LOCATION / FEATURE	CURRENT FUTURE LAND USE	PROPOSED FUTURE LAND USE
Meadowbrook Station Core	Medium Density Corridor / Urban Transit Center	TOD Core/ Urban Transit Center revised – 4–6 story multifamily, ground-floor retail/services, structured parking or parking behind buildings
3900 South Corridor	Medium Density Corridor/ Urban Transit Center/ Employment/ Commercial	TOD Corridor or Medium Density Mixed Use – walkable, mixed-use street with active retail and pedestrian amenities
Business District parcels near Millcreek station	Business District	Medium Density Mixed Use – smaller grain, pedestrian oriented, walk-up commercial
Station Center (plaza area)	Unspecified (Commercial / Transit Center)	Civic / Public Space – plaza or recreation/community facility anchor
Millcreek Station Core	Medium Density Corridor	TOD Core/ Urban Transit Center revised – 4–6 story multifamily, ground-floor retail/services, structured parking or parking behind buildings
Millcreek Station surrounding edges	Medium Density Mixed Use (limited extent)	Expanded Medium Density Mixed Use around station
West Temple Corridor	Business District / Medium Density Corridor/ Medium Density Mixed-Use	TOD Corridor or Medium Density Mixed Use – walkable, mixed-use street with active retail and pedestrian amenities

Meadowbrook Station Concept



Meadowbrook Station Concept - Millcreek

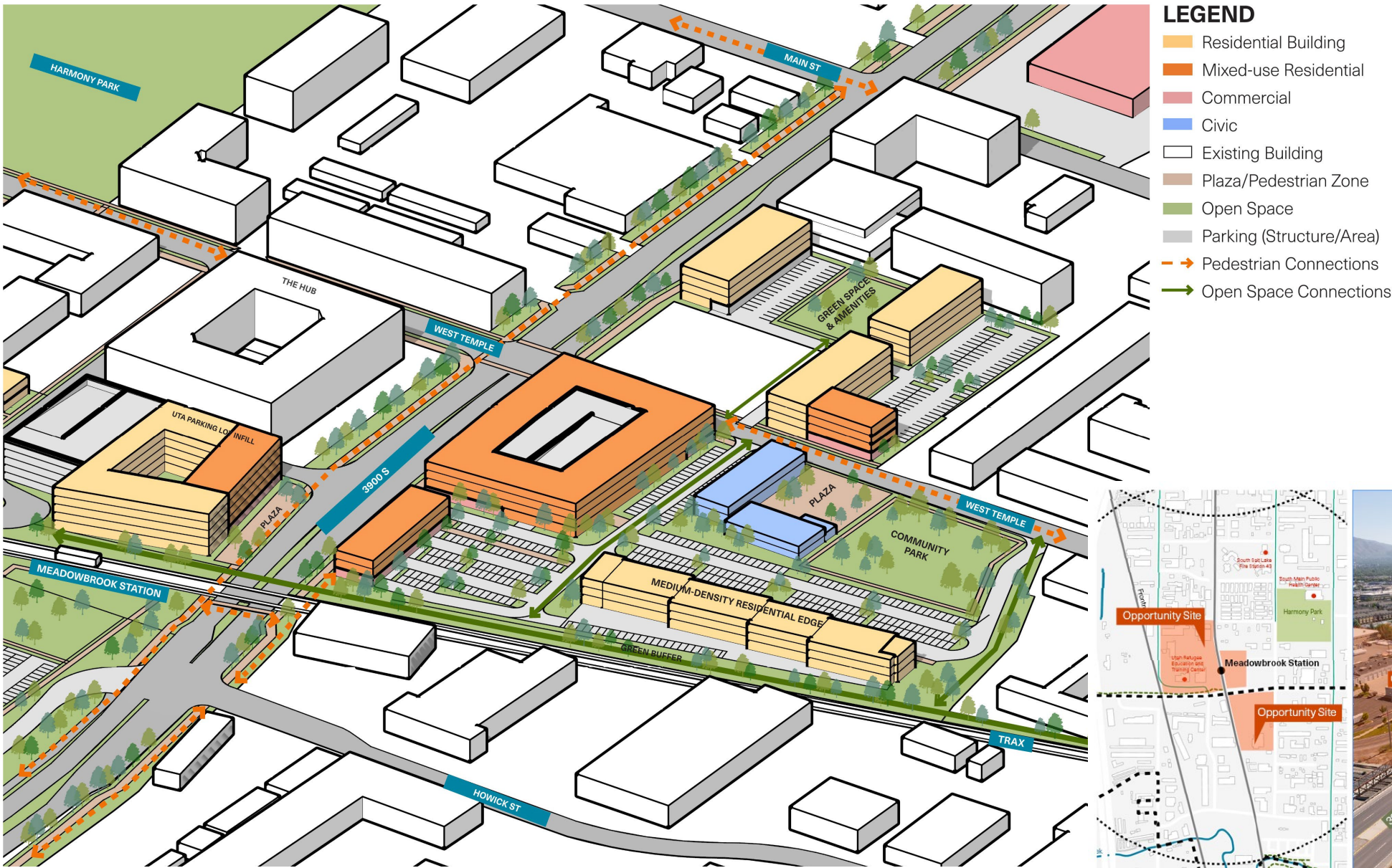


Figure 18: Meadowbrook Station Opportunity Sites



Figure 23: Meadowbrook Station Concept Rendering



**What questions or
comments do you
have?**



The background is a solid orange color. Overlaid on this is a faint, light-colored sketch of a spiral-bound notebook. The notebook is oriented diagonally from the top-left towards the bottom-right. It features a spiral binding on the left side. The pages of the notebook are covered with various hand-drawn doodles, including circles, loops, and scribbles. The text 'DESIGNWORKSHOP' is centered over the notebook's pages in a white, serif font.

DESIGNWORKSHOP

The background is a complex, abstract geometric pattern composed of numerous overlapping triangles and polygons. The colors are vibrant and varied, including shades of yellow, orange, red, pink, purple, blue, green, and grey. The shapes are arranged in a way that creates a sense of depth and movement, with some areas appearing more prominent than others. The overall effect is a dynamic and visually engaging composition.

Villa Vista Townhomes

Development Agreement (CCOZ)

The City Council may approve a CCOZ-DA zone upon receiving a recommendation from the Planning Commission regarding adoption of the zone and a development agreement. Once a CCOZ-DA zone is established over a particular property, the provisions of this chapter shall apply to all property located within the CCOZ-DA zone as shown on the official zoning map. Development Agreements are entered into and approved at the sole discretion of the City. **The following developments are eligible for a CCOZ-DA:**

- A. Buildings with that do not exceed 150 feet in length or 100 feet in depth.
- B. Buildings of any size that provide one of the following public benefits as part of a CCOZ-DA. Public benefits include but are not limited to:
 - 1. Publicly Accessible Open Space. This open space shall comprise the minimum of ten percent of the lot area of 1,000 square feet and be integrated with landscaping, seating, and pathways, in addition to the open space and plaza requirements as set forth in [MKZ 18.47.070 \(I\)](#). Design of any publicly accessible open space shall comply with the requirements for Open Space and Plazas as set forth in [MKZ 18.47.070 \(I\)](#).
 - 2. Publicly Accessible Parking. Parking shall consist of at least 100 spaces and shall be publicly accessible for commercial customers and visitors attending public events on Millcreek Common.
 - 3. Affordable Housing. A multiple-household dwelling or mixed-use building that provides at least 20 percent of units as affordable housing at up to 80 percent of the County Area Median Income. To qualify, the building must receive an affordable housing incentive as set forth in [MKZ 18.78, Affordable Housing Incentives](#).

The following areas of the City Center Overlay Zone are not eligible for a CCOZ-DA:

Any property with frontage on Highland Drive north of Chambers Avenue.

Any property with frontage on 3350 South, Crescent Drive, or Woodland Avenue east of Highland Drive.

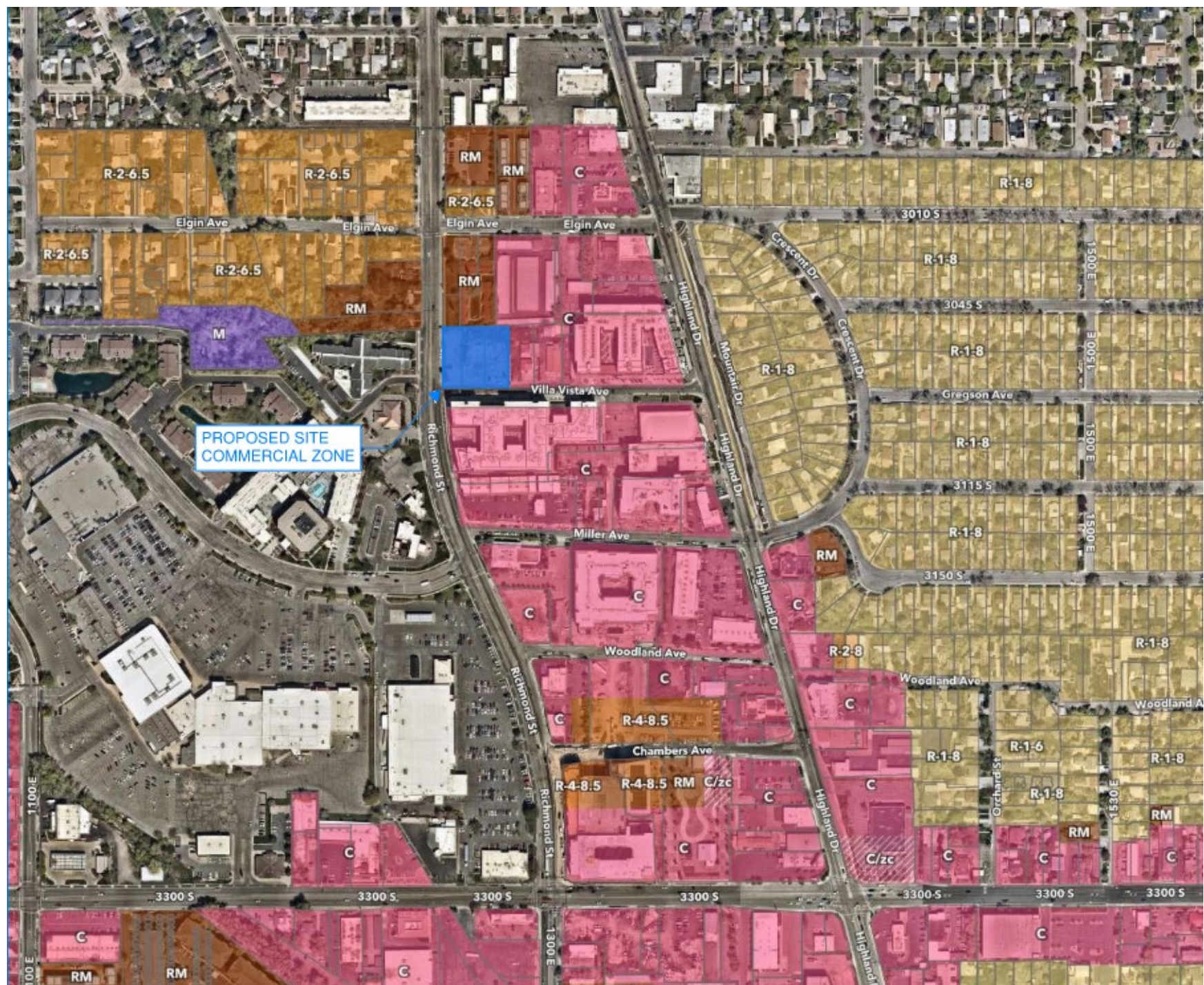
The following standards of the City Center Overlay Zone are not eligible for a CCOZ-DA.

Sign standards

Maximum or minimum building height requirements.

FINDINGS

- The Subject Property involves a parcel comprising approximately .68 acres (29,765 sf). The subject property contains existing residential structures along with other accessory structures, all of which will be removed if approved for further development of the property.
- **Land Use Designation.** The Subject Property is within the “City Center” category under the General Plan:
 - The “Mixed-use 1” land use designation envisions retail in walkable, mixed-use configuration, professional uses, restaurant, and similar arts and entertainment uses that attract visitors from around the City and region. As well as multifamily condominiums or apartments, hospitality, civic and public facilities, health services, as well as plazas, squares, pocket parks, community gardens, and other gathering spaces.
- **Zoning.** The Subject Property is currently within the C (commercial) Zone. Properties within the vicinity surrounding the Subject Property are within the C (commercial zone) to the North, South, and East, as well as R-M (Residential Mixed) to the north and west.
- **Surrounding Uses.** Properties surrounding the Subject Property consist of large-scale multi-family housing, and first-floor commercial stock. The envisioned uses for the City Center Overlay Zone.
- **Densities.** The City Center Overlay zone allows a building height range from 2 to 6 stories. The project offers eighteen (18) units. For comparison, the building directly south (The Richmond) contains 330 units, whereas the nearby building to the East (Cottonwood Highland) contains 250 units.



FINDINGS

- The applicant is proposing eighteen (18) residential units that will consist of three buildings accessed through Villa Vista Avenue (only).
 - Building One: Six (6) units. Four Bedroom units with Elevator on each unit.
 - Building Two: Six (6) units. Four Bedroom units with Elevator on each unit.
 - Building Three: Six (6) units. Three Bedroom units without elevator.
- The proposed building heights and lengths are as follows:
 - Building One: 46 feet in height. 127.7' in length.
 - Building Two: 46 feet in height. 127.7' in length.
 - Building Three: 47 feet in height. 127.7' in length.
- Exterior materials of a durable and resilient nature such as brick, stone, architectural metal panel, composite materials, or other materials of similar quality, hardness, and low maintenance characteristics are proposed in the design of the proposal. Nearly 61% of the facade is comprised of Brick (in different colors, hardy board and sliding).

RICHMOND STREET
(85.0' Public Right-of-Way)

VILLA VISTA AVENUE (GUNN AVE)
(Public Right-of-Way)

Scale is Feet
SEE COVER SHEET FOR PROJECT LEGEND

LOT AREAS:

LOT	SQ. FT.	ACRES
BUILDING FOOTPRINT	28,785	0.663
ASPHALT	15,912	0.364
LANDSCAPING	5,268	0.121
CONCRETE	2,722	0.062

LOT PARKING REQUIREMENTS:

	UNITS	CITY REQ'D
MULTI-FAMILY DWELLING	18	36 @ 2 PER UNIT
VISITOR PARKING	18	5 @ 0.25 PER UNIT
TOTAL REQUIRED	44	
TOTAL PROVIDED	44	
ACCESSIBLE SPACES	1	(1 REQ'D 1 TO 25)
BIKE SPACES	10	2 SPACES PER 4 UNITS

CIVIL ENGINEERING
CIVIL SURVEYING
CIR
10775 SOUTH WILLOWDALE LANE, STE. 102
SOUTH JARVIS, UT 84095 • 801-949-1236

VILLA VISTA RESIDENTIAL
1265 EAST VILLA VISTA AVENUE, SALT LAKE CITY, UT 84106

SITE PLAN

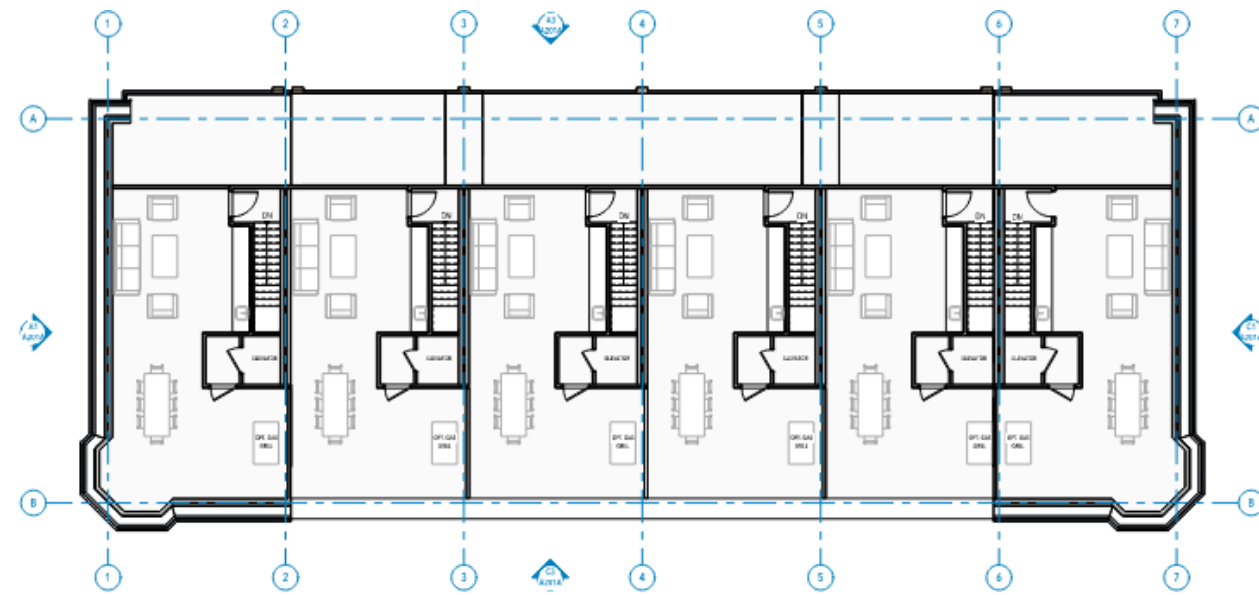
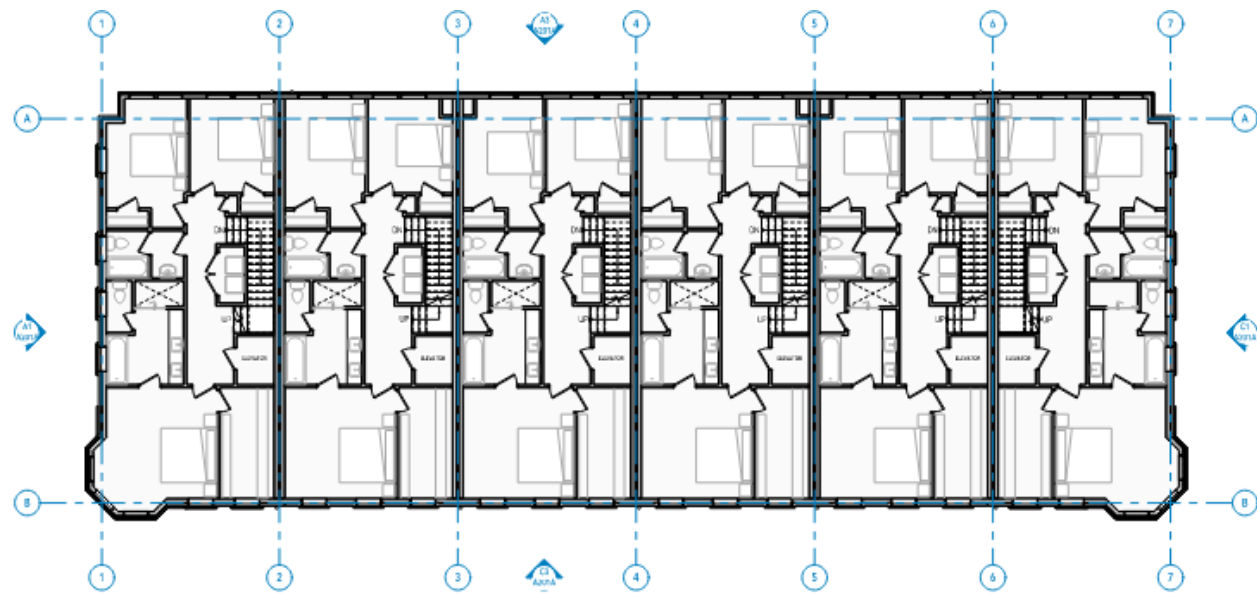


SHEET NO.
C1.0
PROJECT ID: C15-073
DATE: 10/08/20
BY: DBA-MOV
CHECKED: [Signature]



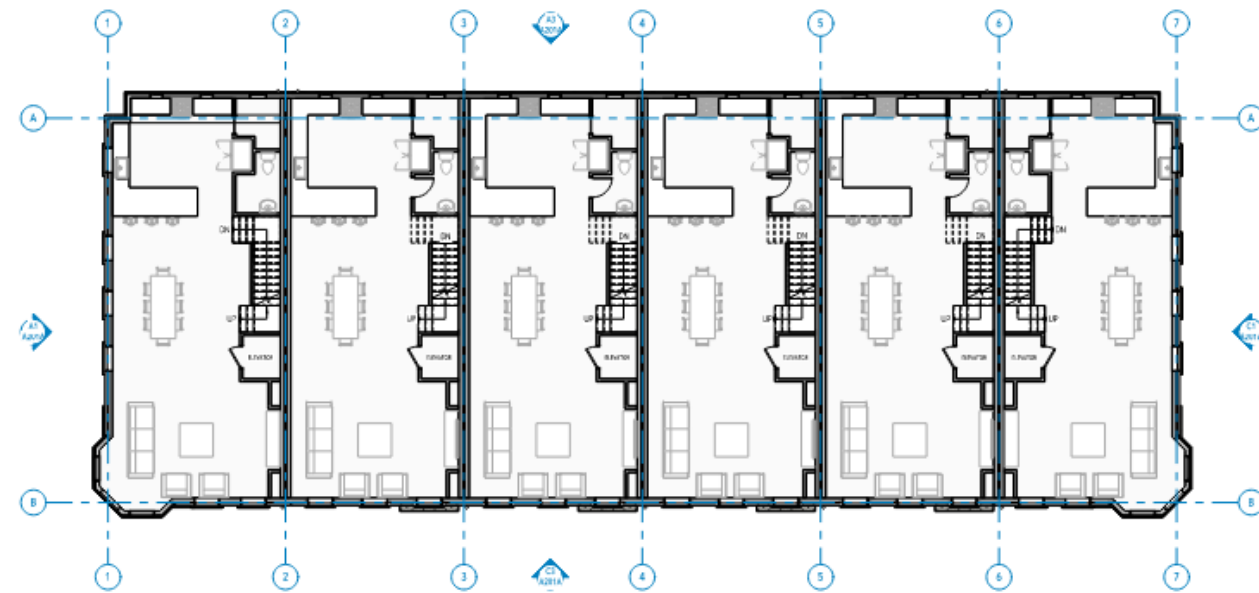
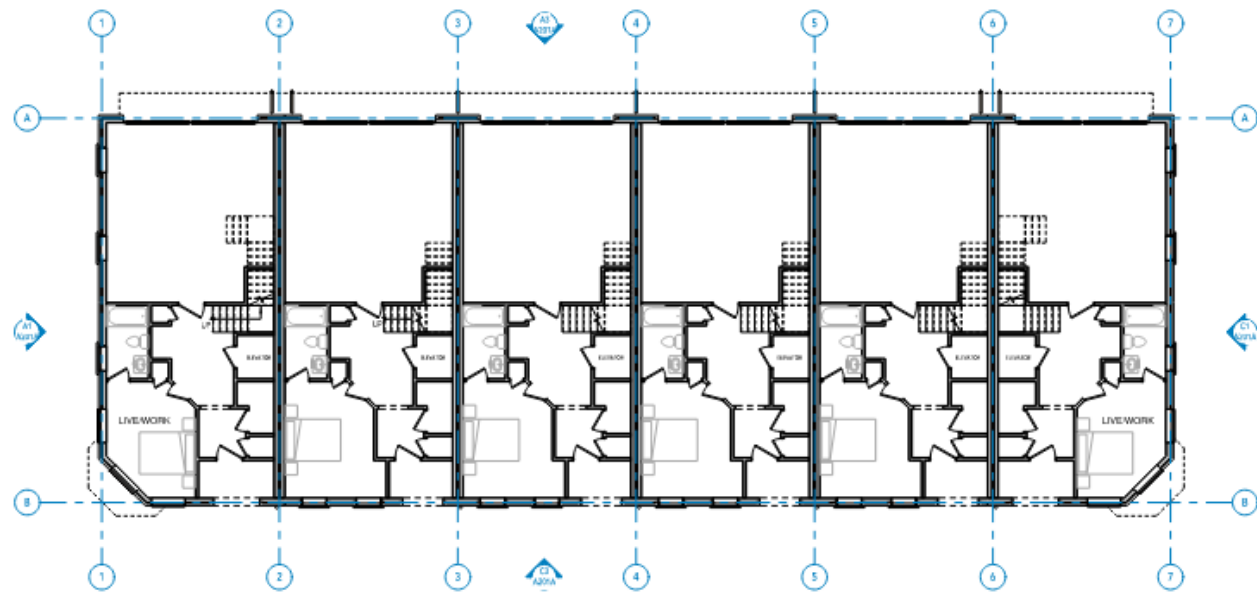
FINDINGS

- Landscaping to be subject to MKZ 18.64 (Landscape standards). Proposal currently meets the requirement of allocating, at least, 30% of the overall lot size as open space.
- Parking to be subjected to MKZ 18.63 (Parking and Mobility Standards).
 - The Project shall have at least thirty-six (36) parking stalls, which shall be contained within the eighteen individual two-car garages.
 - Additionally, as per the prescribed cross section for **neighborhood streets**, depicted in Figure 18.47.7 and in Table 18.47-8 within MKZ [18.47.060](#) (CCOZ Design Standards), the project will include seven (7) on street parking stalls and one (1) ADA parking stall, which will be dedicated to the City as part of the Right-of-way.
 - Millcreek will require five (5) guest parking spaces [18 (units) x 0.25 (spaces per unit for visitor parking) = 4.5 stalls, rounded to five. These stalls will be located within the forementioned on street stalls, which may be used as shared parking serving Villa Vista Ave.
- The Subject Property has one access from Villa Vista Ave to the complex, measuring to be 25' in width, meeting the 2019 Transportation Master plan. Access has been reviewed and accepted by Unified Fire.
- The CCOZ/C Zone does not require owner occupied housing however the applicant has verbally mentioned that they intend to create a “for sale” product which may help Millcreek meet certain house goals. This will require a subdivision application and approval.



BUILDING 1 & 2 - FLOOR PLAN - LEVEL 3
AS11A 1/8" = 1'-0"

BUILDING 1 & 2 - FLOOR PLAN - LEVEL 4
AS11A 1/8" = 1'-0"



BUILDING 1 & 2 - FLOOR PLAN - LEVEL 5
AS11A 1/8" = 1'-0"

BUILDING 1 & 2 - FLOOR PLAN - LEVEL 6
AS11A 1/8" = 1'-0"











Building Stepbacks along Side and Rear Property Lines: For any building over 40 feet in height, the following building stepbacks apply:

When a residential use occupies the first story, windows shall constitute at least **33 %** of first story street-facing facades. Windows shall constitute at least **25%** of all upper-story facades. Currently, the applicant has provided **18% and 20%**

- Rear Property Line. A five-foot (5') stepback along a façade facing the rear property line is required between the top of the first story and the top of the third story and upper stories. Building setbacks greater than 15 feet in depth from a rear property line are not required to provide a five-foot (5') building stepback.
- Side Property Line. 10-foot stepback along a façade facing a side property line is required between the top of the first story and the top of the third story and upper stories. Building setbacks greater than 15 feet in depth from a side property line are not required to provide a 10-foot building stepback.

Building Stepbacks along Streets and Property Frontages: For any building or development that is over 40 feet in height or located on properties fronting on the Millcreek Common, 3300 South, Richmond and/or with frontage on Highland Drive, a 20-foot stepback of the building façade, facing any street, is required between the top of the first story and the top of the third story and upper stories. This building stepback shall incorporate one of the two stepback variations:

- A segmented stepback, such as, a 10-foot initial stepback between the first and second stories followed by an additional 10-foot stepback between the second and third stories as depicted in Figure 18.47.13, or;
- A full stepback of 20 feet between the first and third stories, that is utilized as a usable space for building tenants or businesses occupying the building, as depicted in Figure 18.47.14.



When a residential use occupies the first story, windows shall constitute at least **33 %** of first story street-facing facades. Windows shall constitute at least **25%** of all upper-story facades. Currently, the applicant has provided **20%**.

- **Rear Property Line.** A five-foot (5') stepback along a façade facing the rear property line is required between the top of the first story and the top of the third story and upper stories. Building setbacks greater than 15 feet in depth from a rear property line are not required to provide a five-foot (5') building stepback.
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When a residential use occupies the first story, windows shall constitute at least **33 %** of first story street-facing facades. Windows shall constitute at least **25%** of all upper-story facades. Currently, the applicant has provided **12%**.

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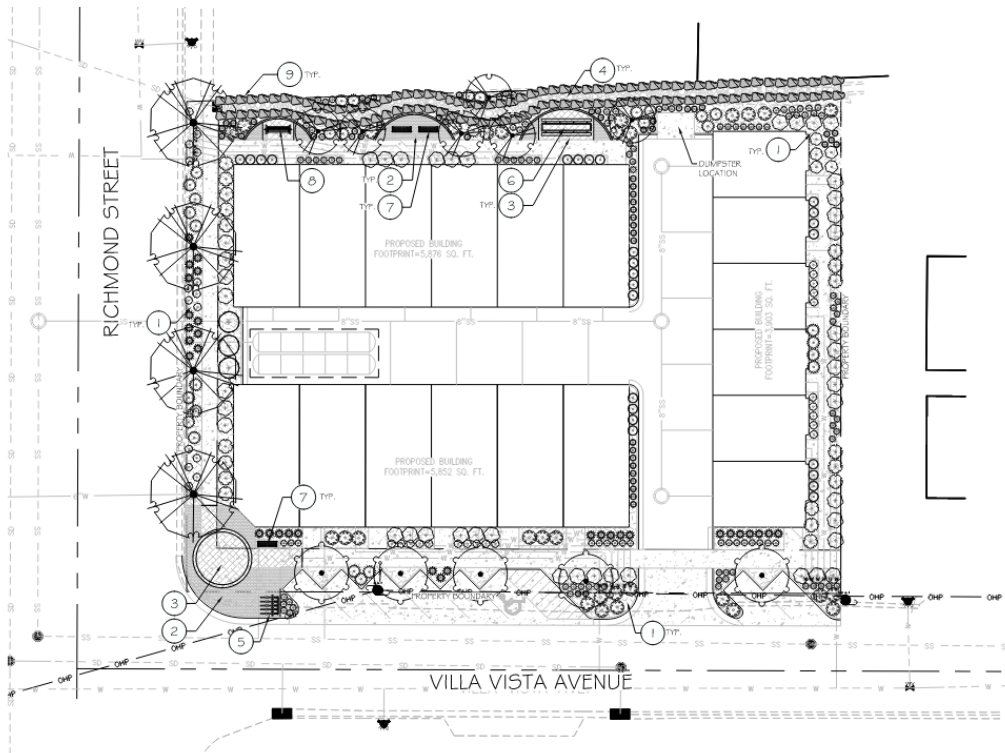
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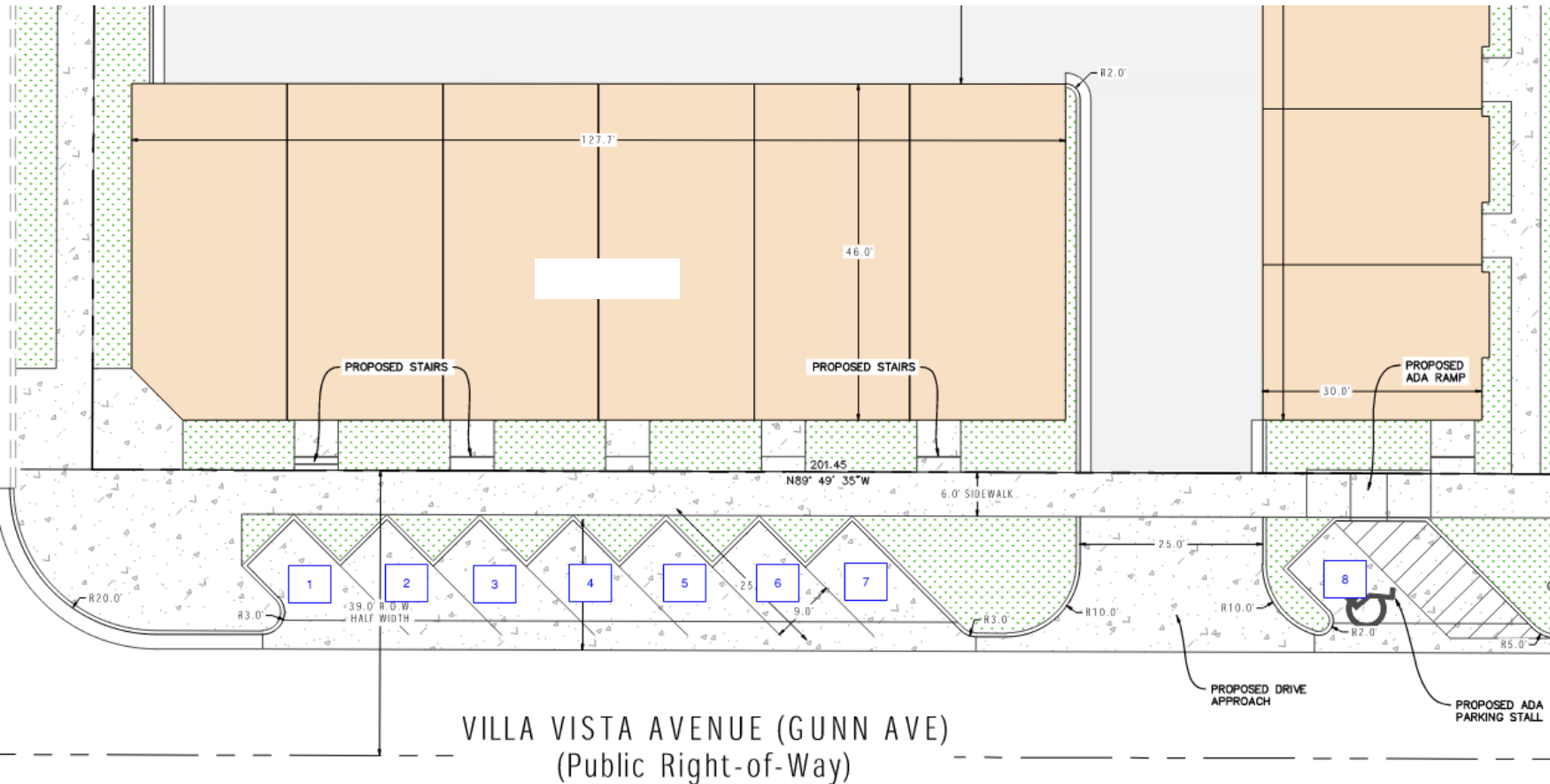
Street cross-sections



Left turn from Villa Vista into Richmond was suggested by residents on Richmond St. This turning lane is addressed on the street cross-section for Richmond Street.



Parking



Multiple-Household Dwelling in the CC02 or MD zones (5 or more units) (2)(3)	1.0 spaces per studio unit
	1.0 space per one bedroom unit
	1.5 spaces per two-bedroom unit
	2 spaces per unit for units with three or more bedrooms
	0.25 spaces per unit for visitor parking

18.63.020 Vehicle Parking Requirements (D) (6) Street Parking Credits. When striped public parking spaces are present along the street frontage of a site, those spaces may contribute to the minimum parking requirement, subject to the following criteria:

Striped on-street spaces may contribute up to 50 percent of the parking minimum requirement. In the case that street parking is constructed as an improvement in conjunction with an approved site plan, the striped on-street spaces may contribute up to 75 percent of the parking minimum requirement.

Therefore, six (6) out of the eight (8) on-street parking stall may be used as guest parking. However, the city will start enforcing 2-hour parking throughout the entirety of Villa Vista, including this project.

Required guest parking: 18 (units) x 0.25 (spaces per unit for visitor parking)” = 4.5 stalls, rounded to 5.

6. Street Parking Credits. When striped public parking spaces are present along the street frontage of a site, those spaces may contribute to the minimum parking requirement, subject to the following criteria:

- Striped on-street parking spaces must abut the frontage of a given site. Parking spaces on the opposite side of the street may not contribute to the required parking.
- Striped on-street spaces may contribute up to 50 percent of the parking minimum requirement.
- In the case that street parking is constructed as an improvement in conjunction with an approved site plan, the striped on-street spaces may contribute up to 75 percent of the parking minimum requirement.
- These spaces may not be used for community parking credits.

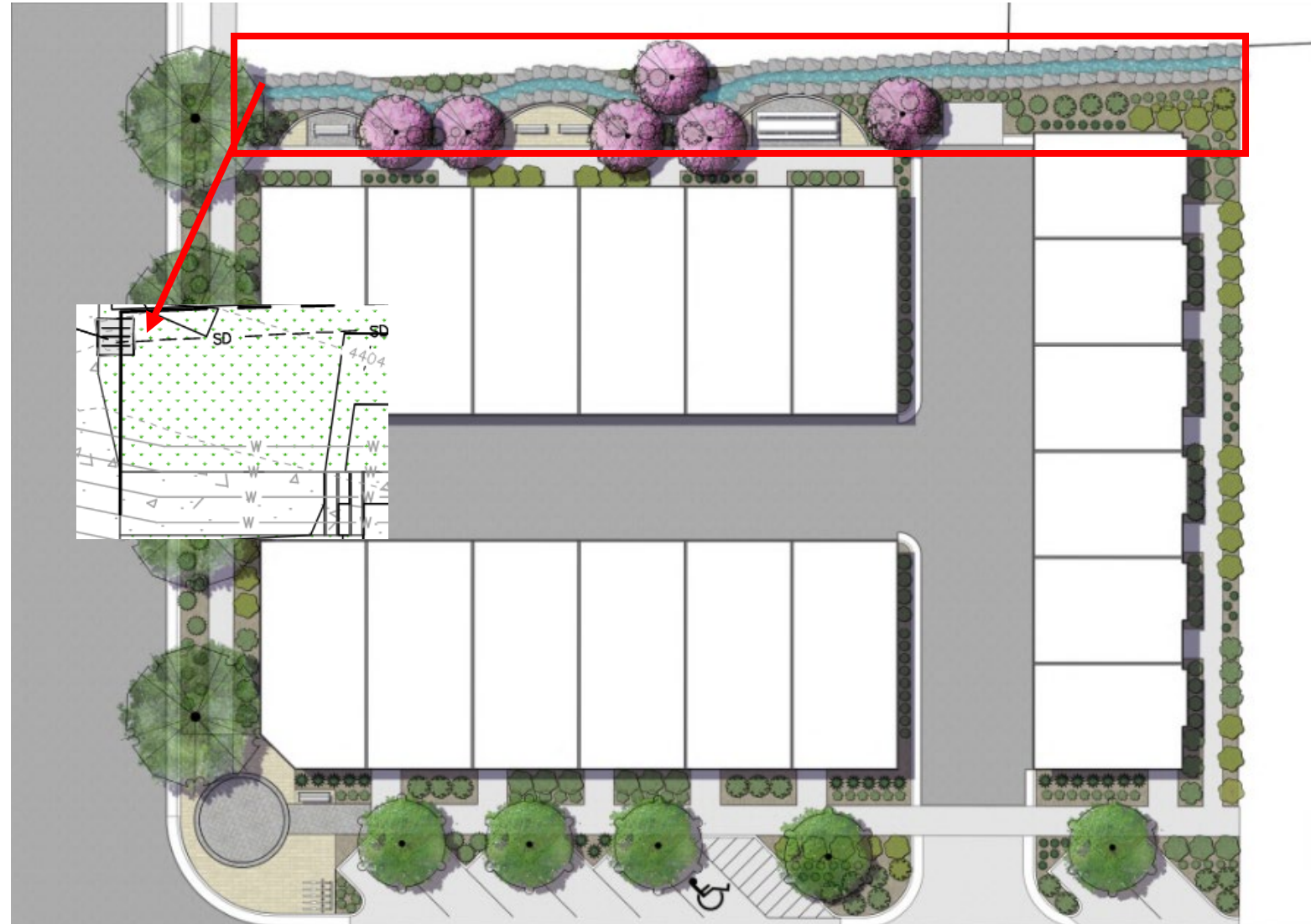
Irrigation Ditch

Ditch running across northern property line.

Historically, a potential reason for flooding neighborhood near Richmond St.

Neighbors have asked for new clean out boxes and/or any other remedy to mitigate flooding on Richmond St.

Any mitigation will need to be identified on Development Agreement.



FINDINGS

- **Commercial Requirements:** The proposal will feature two Live/Work units within Building one and Building two, meeting the commercial feature requirement set forth in MKZ 18.44 (Commercial Zone).
- **Right-of-way improvements.** The Developer shall provide a ten-foot (10') wide public easement parallel to and abutting Villa Vista Avenue right-of-way. Additionally, The developer shall provide a five-foot (5') wide public easement parallel to and abutting Richmond St. The Developer shall also install frontage improvement to the abutting right of way (including but not limited to curb, gutter, sidewalk, landscaped park strip, asphalt, and utilities).
- **Ditch Maintenance:** As request by Lower Millcreek irrigation company, the applicant will be required to install two closed clean-out boxes at each end of the ditch that runs across the entire width of the property, in an effort to mitigate historic flooding in the neighborhood.
- **Development Agreement:** A development agreement may best ensure the type, scale, orientation, dedication, utilities easements, access, phasing, and other aspects pertaining to the future development of these properties, where the underlying zoning and land use ordinances may be insufficient; Therefore, a development agreement may be considered to ensure development design and layout of the property. Staff would like the Community Council to discuss the following, potential development agreement items:
 - Uses.
 - Ownership
 - Density
 - Length and Height.
 - Owner Occupancy and deed restrictions.
 - Setbacks.
 - Landscaping
 - Parking.
 - Materials.
 - Irrigation ditch cleanouts
 - Right-of-way improvements, streetscape and maintenance.
 - Step backs

Development Agreement

Exhibit B Design and Improvement Criteria

The Developer shall develop the Project consistent with the design and improvement criteria as identified below:

1. **Uses.** The project shall consist of eighteen (18) residential units within three (3) buildings, as depicted on Exhibit __
 - o Building One (South Building): Six (6) units. Four (4) Bedroom Townhomes.
 - o Building Two (North Building): Six (6) units. Four (4) Bedroom Townhomes.
 - o Building Three (East Building): Six (6) units. Three (3) Bedroom Townhomes.
2. **Commercial Requirements:** The commercial use shall feature Live/Work Units inside Building One and Building Two. The location of the commercial uses shall be arranged as depicted in the floorplans of Building One and Two, Exhibit __.
3. **Ownership.** Prior to the City issuing a final Site Plan/Conditional Use Permit approval, the Developer shall obtain preliminary subdivision approval from the Planning Commission.
 - o The Developer shall record a final subdivision plat within one year of the date of Site Plan/Conditional Use Permit approval to create individual lots for each of the eighteen (18) units.
 - o To ensure owner occupancy, The Developer agrees that nine (9) of the eighteen (18) units shall, prior to issuance of any building permits with respect to the Project, be recorded through a subdivision plat to create nine (9) separate lots capable of individual ownership, common areas, property line alignments, right of way dedication (if any) and all easements for access, utilities, shared parking, shared open space, etc. along with a restrictive use agreement with the office of the Salt Lake County Recorder including language as set forth in item No. __ of Exhibit “__” attached hereto and a Notice and Declaration of Deed Restriction in the form attached as Exhibit __.
4. **Height.** The height of the buildings shall be measured from the lowest elevation point of original grade (TBD), as depicted in the attached ALTA/NSPS Land Title & Topography Survey, Exhibit __. Height shall be as depicted in Exhibit __.
 - o **Building 1 & 2:** No higher than 45 feet.
 - o **Building 3:** No higher than 47 feet.
5. **Setbacks.** The minimum building setbacks shall be according to the current City Center Overlay Zone (CCOZ), and as depicted in Exhibit __.
6. **Landscaping.** Landscaping shall comply with the requirements of MKZ 18.64 (Landscape standards) and the Millcreek City Center Urban Forestry Standard. Landscaping materials shall include native or endemic groundcover. Turf grass is prohibited for use as a ground cover.
7. **Length:** All buildings shall not exceed 128 feet in length, as depicted in Exhibit __.
8. **Parking.** The Project shall have at least thirty-six (36) parking stalls, which shall be contained within the eighteen individual two-car garages (36). Additionally, as per the prescribed cross section for neighborhood streets, depicted in Figure 18.47.7 and in Table 18.47-8 within MKZ 18.47.060 (CCOZ Design Standards), the project will include seven (7) on street parking stalls and one (1) ADA parking stall, which will be dedicated to the City as part of the Right-of-way.
9. **Materials.** The building’s facades shall consist of high-quality, durable, low-maintenance materials (e.g., composite siding and trellises, brick, stone, stucco, glass, and metal) in accordance with the City Center Overlay Zone (CCOZ) ordinance. The materials and windows shall be arranged according to the elevation sheets, as depicted in Exhibit __.
10. **Right-of-way improvements.** The Developer shall provide a ten-foot (10’) wide public easement parallel to and abutting Villa Vista Avenue right-of-way. Additionally, The developer shall provide a five-foot (5’) wide public easement parallel to and abutting Richmond St. The Developer shall also install frontage improvement to the abutting right of way (including but not limited to curb, gutter, sidewalk, landscaped park strip, asphalt, and utilities).
11. **Streetscape and Dedication.** The streetscape along Villa Vista and Richmond shall be installed as depicted on sheet __ in Exhibit __, following the cross sections identified in Figure 18.47.7 and in Table 18.47-8 within MKZ 18.47.060 (CCOZ Design Standards).
12. **Ditch Agreement.** As request by Lower Millcreek irrigation company, the applicant will be required to install two closed clean-out boxes at each end of the ditch that runs across the entire width of the property, in an effort to mitigate historic flooding in the neighborhood.
13. **Restrictive-Use Agreement.** The Developer shall cause the following language to be included in a declaration of covenants, conditions, and restrictions (CC&Rs) against the Property, which is to be recorded by the Developer at the time of recording a subdivision plat and shall apply to each of the nine (9) units:
 1. Each of the nine (9) units is intended to be owner-occupied, including occupancy by the owner’s immediate family members (including parents, siblings, children, and grandchildren) and unrelated persons so long as the owner remains in occupancy.
 2. The foregoing restriction shall not apply, however, to:

Pre-Application Process

Pre-Application Consultation. Prior to submitting a complete application, an applicant shall hold a pre-application consultation with representatives of the City.

- **Neighborhood Meeting.** At least one week prior to submitting a complete application, an applicant shall conduct a neighborhood meeting in accordance with [MKZ 18.14.030](#).
- **Community Council Meeting.** Prior to submitting a complete application and after conducting a neighborhood meeting, an applicant shall schedule with the applicable Community Council a meeting to discuss the proposed application and plans.
- **Joint Work Session of the Planning Commission and City Council.** Prior to submitting a complete application and after conducting a neighborhood and community council meeting, an applicant shall schedule with the City a joint work session of the Planning Commission and City Council. The purpose of the joint work session will be to discuss the proposed project and potential Development Agreement in conceptual detail. A Joint Work Session of the Planning Commission and City Council must be held prior to the first noticed Community Council meeting held on the application.

Application process

Community Council Recommendation	Required	MKZ 18.13.050
Planning Commission Public Hearing and Recommendation	Required	MKZ 18.13.050 MKZ 18.14.090
City Council Public Meeting	Required	MKZ 18.13.050 MKZ 18.14.090
Mailed Notice to Affected Entities	Required	MKZ 18.13.060
Mailed Noticing Requirement for Property Owners – Distance	600 feet	MKZ 18.13.060
Mailed Noticing Requirement – Time	7 days prior to first Community Council Meeting	MKZ 18.13.060

Approval Process

Initial Review. In considering an application for a CCOZ-DA, the schematic site plan and proposed development agreement may be modified by the City to meet the intent and requirements of this Chapter and may include regulations and standards other than those proposed by the petitioner.

Review of Reasonably Anticipated Detrimental Effects. Staff will assess the application to determine if any potential detrimental effects require mitigation to include the list of potential issues and standards in [MKZ 18.61, Sensitive Lands](#) that may need to be addressed and mitigated.

City Council Review and Required Findings:

- Does not conflict with any applicable policy and guidance of the General Plan;
- Will allow integrated planning and design of the site and, overall, better development than would be possible under the strict application of the City's zoning ordinances;
- Does not adversely impact existing public utilities, including but not limited to power, gas, telecommunications, storm water, culinary water, or sanitary sewer.
- Arranges buildings, structures, and open spaces in a manner that minimizes reasonably anticipated detrimental effects on abutting properties and surrounding neighborhoods.

Map Designation. If a CCOZ-DA application is approved, each CCOZ-DA shall be given a unique name following the designation "CCOZ-DA-XXXX" and shall be independent of any other CCOZ-DA zone.

Amendments. Amendments to a CCOZ-DA zone, including modifications to a Schematic Site Plan, shall be obtained by following the same procedure required for the original approval.

Development Agreement. In adopting a CCOZ-DA, a Development Agreement shall be required. Development Agreements require approval by the City Council as set forth in [MKZ 18.15.010 \(D\)](#).

18.48.070 Development Standards And Design Enhancements

The development standards for any lot in the CCOZ-DA zone shall be the same as in the underlying zone in which the lot is located except as modified by this chapter and an approved site plan and development agreement.

As part of a preliminary site plan approval for a CCOZ-DA, the applicant shall incorporate design enhancements to the building. Design enhancements may be proposed by the applicant or may be included by the City as part of an approval of a preliminary site plan and development agreement. Design enhancements include but are not limited to:

Façade Modulation

- Incorporate façade plane projections or recessions at least 3 feet deep and spanning at least 25% of the building width.

- Offset building volumes where different sections of the building extend or retract by at least 5 feet.

- Vertical breaks in massing at least every 40 feet of building frontage.

Roofline Variation and Step-Downs

- Incorporate a minimum of two different roof heights of at least one story.

- Incorporate a step-down in height of at least 10 feet for 30% of the building frontage.

Permeability and Open Space Integration

- Incorporate a courtyard or breezeway on the ground story, open to pedestrians.

- Incorporate a ground story arcade or covered pedestrian passage of at least 10 feet in width and 30 feet in depth.

- Incorporate a publicly accessible pocket park or additional plaza integrated into the building footprint, of at least 500 square feet.

18.48.070 Development Standards And Design Enhancements

Upper Story Façade Transparency and Balconies

Upper stories must feature at least 50% window coverage to create depth and avoid blank walls.

Upper stories must feature projecting or recessed balconies for at least 50 percent of residential units or hotel rooms to create variety and break up massing.

Diagonal Building Corners and Notches

Must integrate angled or stepped-back corners at intersections to soften massing at key street frontages.

Must integrate deep façade notches (minimum 6 feet deep) placed at regular intervals.

Must integrate chamfered or curved building edges to reduce blocky forms.

Shadow and Light Articulation

All windows shall include a minimum 6-inch recess from the façade plane to create shadow lines.

Incorporate horizontal ledges or overhangs between each story.

Incorporate large sculptural elements into a street-facing façade of a building, including exposed framing, screens, or shading devices.

Staggered or Clustered Massing

Vary the building mass by incorporating secondary building volumes of different heights.

Incorporate sections of the building that are offset by at least 5 feet in different directions.

Incorporate a mix of flat and sloped rooflines to create a non-uniform profile.

18.48.070 Development Standards And Design Enhancements

Streetscape Enhancements

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](#). Additional sidewalk width shall incorporate street trees, lighting, and pedestrian amenities.

Include a public plaza or open space of at least 500 square feet, in addition to the open space and plaza requirements as set forth in [MKZ 18.47.070 \(I\)](#). Design of any publicly accessible open space shall comply with the requirements for Open Space and Plazas as set forth in [MKZ 18.47.070 \(I\)](#).

Architectural Massing and Material Variation

Exterior building materials used shall consist of a minimum of 100 percent brick or stone excluding windows. Precast masonry is allowed for trim and cornice elements only.

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.

Include vertical and horizontal façade articulation with changes in the building plane of at least every 30 feet.

Conclusions

- The project qualifies for a CCOZ-DA by proposing buildings that do not exceed 150 feet in length or 100 feet in depth.
- The developer held a Neighborhood meeting, in which five (5) residents showed up. Mostly voicing concerns about the left turn from Villa Vista to Richmond, and an irrigation ditch.
- The Millcreek Community Council held a meeting on September 2nd, 2025 whereupon five of the seven (5-2) members made a recommendation approving the City Center Overlay – Development Agreement Zone, with some conditions, such as:
 - The inclusion of irrigation and clean-outs to address historical flooding issues
- On October 7th, 2025, The Millcreek Community Council requested an amendment to their previous recommendation, knowing that the proposal was returning as a continuation to the October Planning Commission. Five of the six (5-1) Millcreek Community Council members made a recommendation approving the City Center Overlay – Development Agreement Zone, with some conditions, such as:
 - The inclusion of irrigation and **closed** clean-out boxes to address historical flooding issues, Which staff will include in the development agreement.
 - Median lane for turning on Richmond St/1300 E to serve Villa Vista Ave and other perpendicular streets. Staff concluded that a median lane is already part of the cross-section recommended for this street, and will obtain any dedication from applicant, necessary to meet the road goals for the City, including a turning lane.

Conclusions

- Any proposed building with a height greater than thirty-six feet (36'), excluding height projection allowances as set forth in MKZ 18.72.040 will be subjected to a Conditional Use Permit.
- A subdivision plat will be required for owner occupancy. A Plat shows all existing and proposed shared access, parking, and utility easements, which will be recorded as part of the subdivision plat; along with all other private governing documents commonly associated with condominium (i.e., bylaws, CC&R's, etc.).
- Restrictive-Use Agreement (Deed Restriction). The Developer shall cause deed restriction language to be included in a declaration of covenants, conditions, and restrictions (CC&Rs) against the Property, which is to be recorded by the Developer at the time of recording a subdivision plat and shall apply to nine (9) out of the eighteen (18) proposed units (50% of total units).
- All development will be required to meet the minimum zoning and land use ordinances; to which the concept plan may likely evolve from what is currently presented for this rezone application.
- The project is subject to further review and final approval.

Recommendation and motion

Staff recommend that the Millcreek Planning Commission take public comments and consider recommending a City Center Overlay - Development Agreement Zone (CCOZ-DA) with reasonable criteria for the City Council to consider.

I move that the Planning Commission recommends approval of application ZM-25-007, with the following conditions:

- Live/Work Units shall consist of a ground story that is limited to commercial uses that are allowed in the City Center Overlay Zone.
- The 1300 East Right-of-Way and any required dedication shall be determined by the ALTA survey submitted as part of the applicant's subdivision plat.
- Irrigation improvements shall meet the requirements of the Lower Millcreek Canal Company.
- At least 50% of the units shall be subject to a deed restriction, requiring owner occupancy for a period of five years, on a form approved by the City Attorney.