



Millcreek City Planning and Community Development

3330 South 1300 East

Millcreek, Utah 84106

Phone: (801) 214-2750

Inspections: (385) 468-6690

STAFF MEMORANDUM

From: Blaine Gehring, AICP, Planner
To: Millcreek Community Council
Meeting Date: February 5, 2019

RE: Rezone an old pitch and putt golf course area in the Capri Park Townhouse Apartments complex from R-2-6.5 to R-M to allow additional condominium units to be built

Applicant: Northstar Builders LLC

File No.: ZM-19-003

Request

Millcreek City Planning and Community Development is seeking your input on a request by Northstar Builders, LLC for a rezone of an old pitch and putt golf course area in the Capri Park Townhouse Apartments complex from R-2-6.5 to R-M to allow condominium units to be built. Pursuant to Chapter 19.60.020 of the Millcreek Code, the R-M zone allows a multi-family developments and planned unit developments as conditional uses. The zone change would allow for additional condominium units to be built in the Capri Townhouse Apartments complex. The Planning Commission will discuss this matter at their meeting on **Wednesday, February 20, 2019 at 5:00 pm.**

Existing Land Use and Proposed Change

The Capri Park Townhouse Apartments were built in 1962 with a pitch and putt golf course as an amenity. Due to lack of use and funds to maintain the course, it has not been used for some time. Northstar Builders have been working with the Homeowners Association to build new units in the old golf course area in addition to other units near the front entrance. The developer is proposing 44 total units 6 of which will be deed restricted as affordable housing for those 55 and over. In exchange for the pitch and putt course, Northstar will build a new clubhouse on the existing pool deck and a new maintenance building.

The problem is that the old golf course area is zoned R-2-6.5 where the rest of Capri Park is zoned and being assessed as R-M. Northstar is seeking a rezone of that property to not only conform to the rest of the complex but to allow them to build the additional units. All of Capri Park, including the golf course area, is designated Neighborhood 3 on the new future land use map which allows for the higher residential density.

Community Council Action

As per Chapter 2.56.100 of the Millcreek City Code, staff is seeking Millcreek Community Council input on the proposed rezone. Specifically, if the proposal is an appropriate addition to the existing area and the council is encouraged to make recommendations concerning the application to the city planning commission.



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Aerial Map





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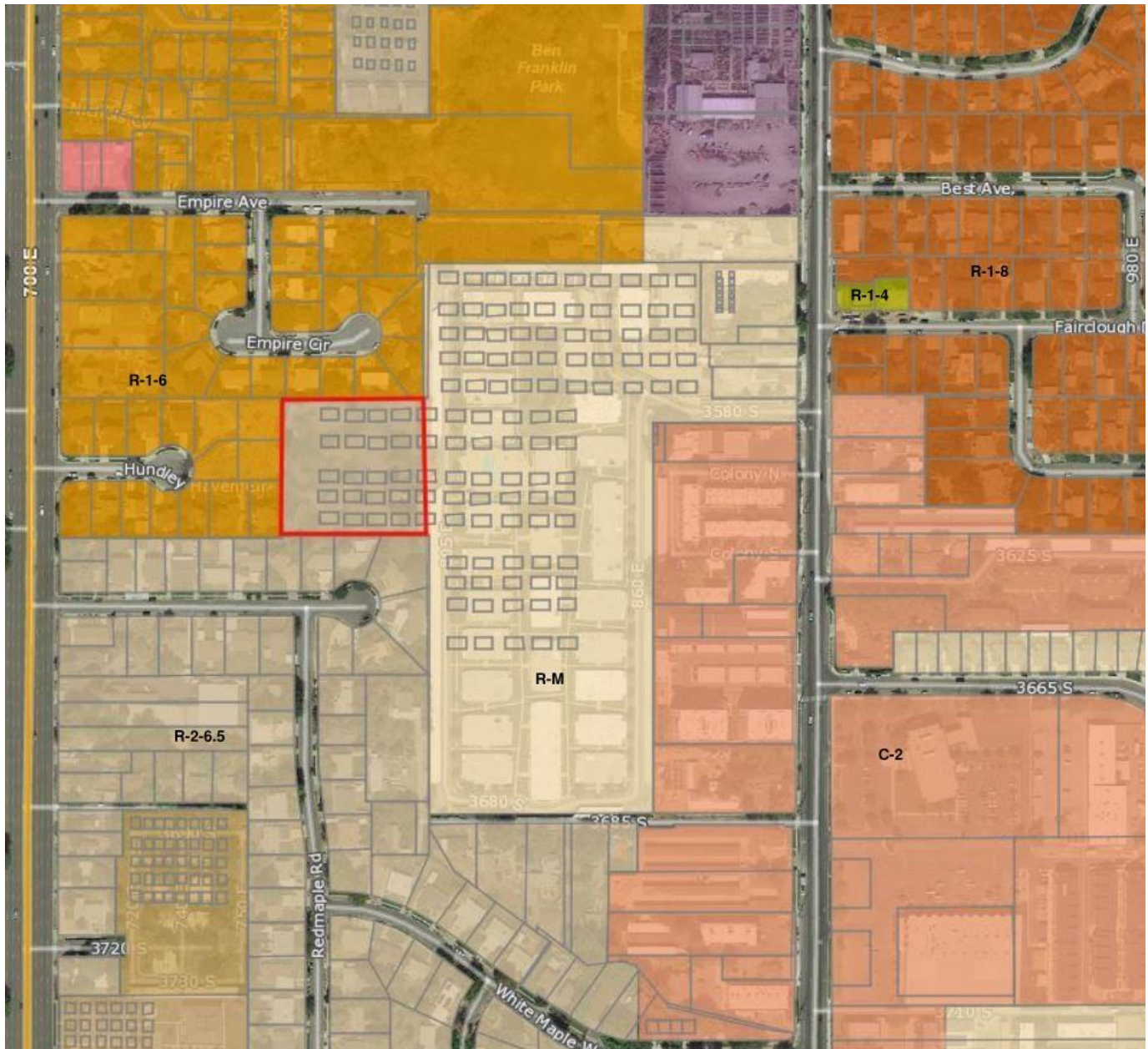
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Vicinity Zoning

The parcel is adjacent to R-1-6 Zoning to the west, R-2-6.5 to the west and south, C-2 to the east, M to the north, and R-1-4 and R-1-8 to the East.





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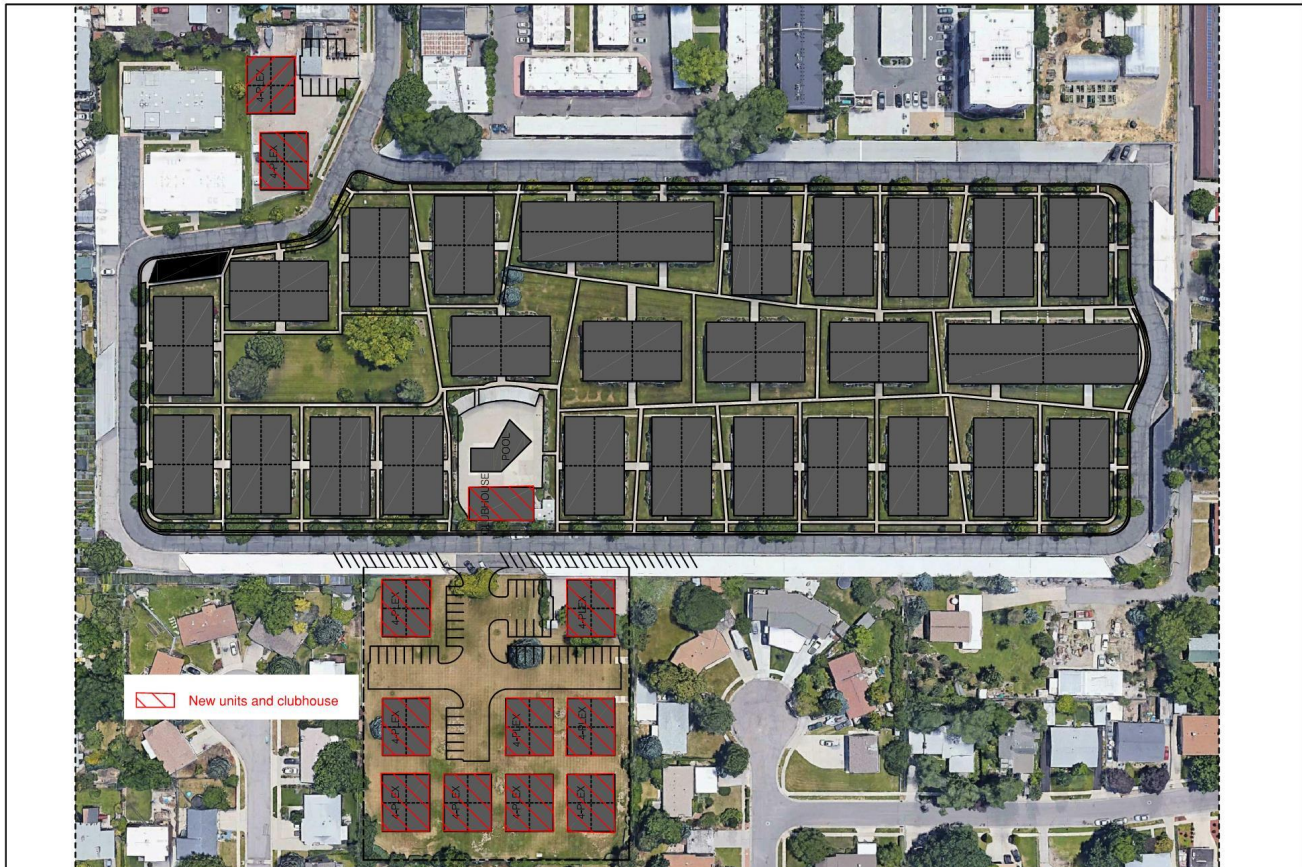
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Concept Plan



Application Letter



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Millcreek City Planning Commission

1/18/2019

Northstar Builders

Dear Planning Commission members,

We write to you in reference to our proposed project located within Capri Homes, located at: 3580 S, 900 E, 84106. (Parcel ID: 1632156001)

Northstar Builders plan to update a 1.93-acre unused golf course and a storage pad into 44 age-restricted for-sale condo units. These will be spread across 11, single story 4-plex buildings. 6 of these units will be deed restricted as affordable housing, addressing Millcreek's need for affordable housing for those 55 & over. Millcreek City's General Housing Plan, conducted in April 2018, emphasized the importance of providing opportunities for the community's growing 55+ population to "age in place". We feel that providing affordable, beautiful spaces for Millcreek's 55+ residents will bring only benefits to the city, the residents & Capri as an association.

The entire Capri Homes lot shows as R-M under the assessor map, however, the Millcreek zoning map identifies the golf course as R-2. We would like this addressed so that we can improve the flow of the HOA

We are excited to have been working with the existing HOA members on design, so as to maintain the existing context & general aesthetic of the community.

The new buildings will require very little maintenance, with standing-seam metal roofs and glazed windows, which will minimize heating, venting & cooling costs.

The addition of these units to the HOA will provide the existing homeowners with a large boost in monthly revenue, whilst cutting down on costly landscaping fees for the golf course.

Capri Homes is a beautiful community with a vibrant group of residents. We want to ensure that they can use their amenities year-round, so we will be building a beautiful clubhouse on the existing pool deck. The clubhouse will include a large kitchen, multiple gathering places, and outdoor barbecues.

We will also be providing the HOA with a new, larger maintenance barn in place of the current one that requires many updates.

Northstar will be providing an automatic security gate, to appease any safety concerns the owners have held, and to ensure they don't have to get out of their cars in winter to enter their property.

Although 6 of the 44 units will be officially deed restricted, we will be offering the units for sale at reasonable prices. The 6 affordable units will be listed at and tied to 80% AMI restrictions (Identified as approximately \$178,000 in the study).

The Capri Homeowners' Association supports this plan & we look forward to working to enhance their already wonderful community.

We thank you for your consideration in this matter,

Phil Winston

Founding Partner, Northstar Builders



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ESSENTIAL QUESTIONS FOR ZONING MAP AMENDMENTS, DEVELOPMENT AGREEMENTS, AND CITY INITIATIVES

The *Millcreek Together* general plan identifies essential questions at the end of each chapter of the plan. These questions will help the community councils, planning commission, and city council make findings as they make a decision regarding a zoning map amendment, development agreement, or city initiative.

Realizing that not all these questions will be applicable to every decision, these questions should be considered as a tool to focus on and provide implementation of each theme identified in the general plan.

Unique Neighborhoods

Does the project or initiative...

1. Support adopted and relevant small area and neighborhood plans?
2. Encourage additional investment or reinvestment in neighborhoods?
3. Positively contribute to a diversity of affordable housing choices?
4. Stay within the existing mass, scale, and height of the immediate neighborhood?
5. Create options for new gathering areas or centers where possible?
6. Support the redevelopment of blighted and/or underperforming properties?
7. Enhance the connection of neighborhoods to trails, parks, recreation, and open spaces?
8. Enhance cultural, historical, educational, and/or human service opportunities to support neighborhoods?

Thriving Economy

Does the project or initiative...

1. Advance the Goals and Policies of the Economic Development Plan?
2. Support the retention of existing Millcreek businesses?
3. Help attract new businesses in targeted business sectors?
4. Create or enhance a built environment with amenities that will help attract new, skilled talent to Millcreek?
5. Support the creation of new, high-paying and livable wage jobs?
6. Contribute to effective and efficient use of City resources?
7. Provide for balanced budgets and financial stability for the City over the long-term?
8. Promote renewable, sustainable, and environmentally healthy/friendly business practices and products?
9. Support or align with regional business attraction and retention efforts?
10. Have a positive impact on the educational competitiveness of Millcreek?
11. Result in construction and / or renovation that is compatible with the existing mass, scale, and height of the immediate neighborhood?



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Vibrant Gathering Places

Does the project or initiative...

1. Support the overall focus of the Vibrant Gathering Places vision?
2. Support the continued development/redevelopment of the City Center, Meadowbrook Center, or Village Centers?
3. Result in additional infill, development, or redevelopment of appropriate types in appropriate locations?
4. Provide a range of opportunities for transportation access, interconnection of urban centers and enhanced demand and feasibility for multimodal transportation options?
5. Result in well designed, well integrated and compatible development?
6. Include, result in or support the creation of new or enhanced places for community interaction?
7. Enhance connections to and integrate with the City's green infrastructure networks including trails, parks, open space, adjacent communities and public lands?
8. Support or incorporate cultural, historical, educational, and/or human service opportunities?
9. Result in places that are inclusive, adaptable, sustainable and resilient?

Great Connections

Does the project or initiative...

1. Support the overall focus of the Great Connections theme?
2. Contribute positively to increased mobility throughout the City, and particularly related to east/west transportation needs?
3. Specifically contribute in any way to enhanced transit?
4. Contribute to enhanced non-motorized transportation systems, connections with them or their use?
5. Result in fiscally sustainable additions or other changes to the transportation network?
6. Have a positive impact on walkability?
7. Support the quality of the environment, including air quality, water quality, and dark skies.

Health and Environment

Does the project or initiative...

1. Support the overall focus on the Health and Environment theme?
2. Incorporate green building principles?
3. Enhance pedestrian connectivity in Millcreek?
4. Protect or expand Millcreek's urban tree canopy?



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Outdoor Lifestyle

Does the project or initiative...

1. Support the overall focus on the Outdoor Lifestyle theme?
2. Positively contribute to the safety, security and well-being of residents, and those who use park or open space facilities?
3. Encourage additional investment or reinvestment in surrounding areas?
4. Contribute to the connectivity within and between neighborhoods, particularly for walkability, access to multimodal transportation alternatives, and contribution to the feasibility of alternative modes?
5. Enhance the connection to the outdoors, trails, parks, natural areas and green infrastructure?
6. Increase parks in needed areas of the City?
7. Increase the number of trails along the foothills, Mill Creek Canyon and Neff's Canyon?

Enriched Culture

Does the project or initiative...

1. Support the overall focus on our Enriched Culture theme?
2. Add value or help establish a cultural identity within the City?
3. Preserve or incorporate the historic assets of the City or promote this legacy?
4. Provide cultural services, opportunities or access to underserved populations or neighborhoods?
5. Incorporate public art in association with this action or decision?
6. Support the enhancement of centers of lifelong learning and innovation in the City?