



Millcreek City Planning and Community Development

3330 South 1300 East

Millcreek, Utah 84106

Phone: (801) 214-2750

Inspections: (385) 468-6690

STAFF MEMORANDUM

From: Erin O'Kelley, Planner
To: Millcreek Community Council
Meeting Date: February 5, 2019

RE: Rezone from R-2-10 to RM

Applicant: Byron Goates

File No.: ZM-19-003

Request

Millcreek City Planning and Community Development is seeking your input on a request by Byron Goates for a rezone at the properties 3999 S 500 E and 534 S Delno Dr. Mr. Goates would like to build a 10 unit multi-family development. Staff is looking for a recommendation to bring to The Planning Commission. The Planning Commission will discuss this matter at their meeting on **Wednesday, 20 February at 5:00 pm**. This application will then be reviewed and decided on by the Millcreek City Council.

Existing Land Use and Proposed Change

The current properties both have single-family houses on them which have existed for over 10 years. As the properties are zoned they could be redeveloped to have one duplex on each property, subject to applicable regulations for the zone.

The applicant would like to remove the single-family housing and create one lot to be developed for a 10 unit multi-family planned unit development.

The proposed units are two bedroom, three stories and will be owned not rented.

Staff is recommending denial to the Millcreek Planning Commission.

Analysis Summary: Staff feels that the project layout is not compatible with the surrounding neighborhood. Furthermore, the project does not meet all requirements of the Millcreek Code, specifically guest parking.

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, or not if the proposal is an appropriate addition to the existing area and are encouraged to make recommendations concerning the application to the city planning commission.

Attachments

Project site and zoning map, proposed development



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Project site



Corner of Delno Dr. and 500 E

Zoning Map



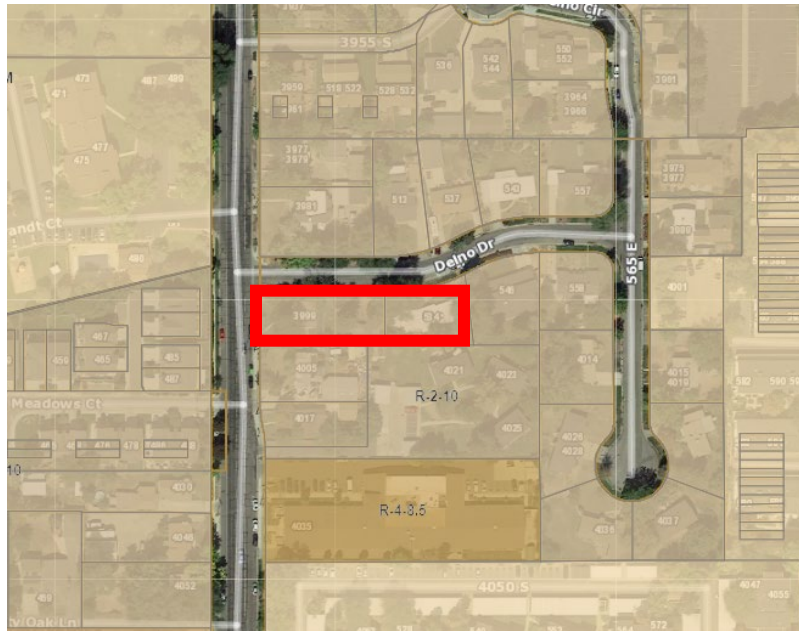
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Existing Layout





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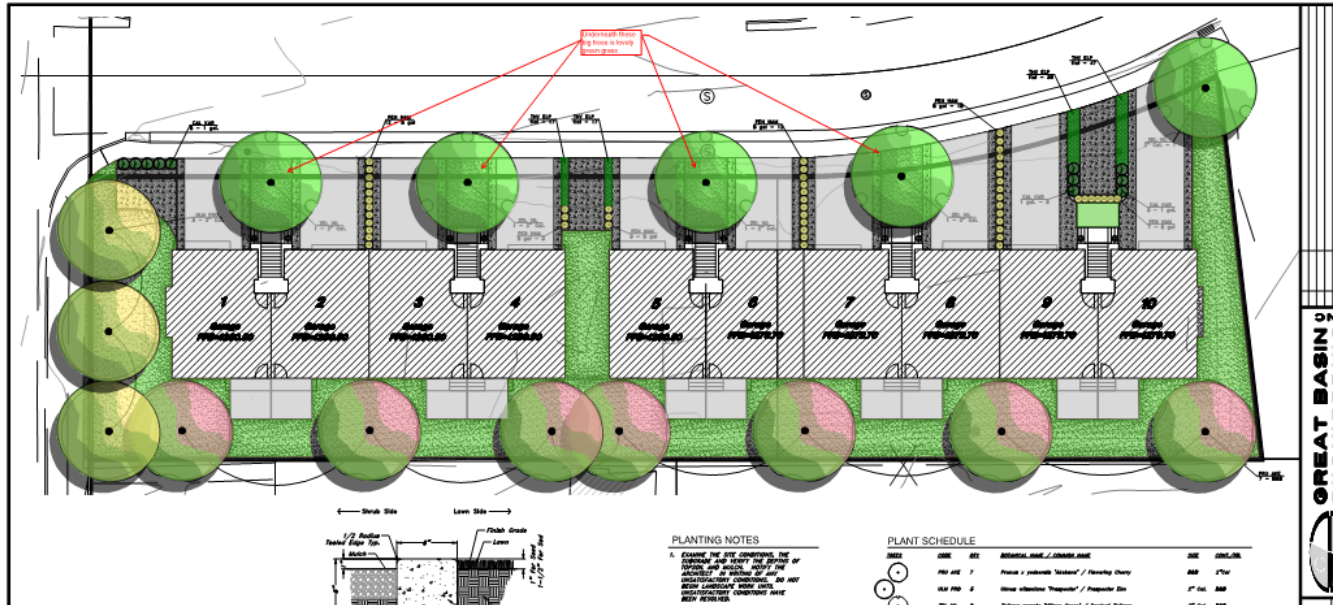
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Proposed Layout



CREATIONS WEST
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SUNRISE CONSTRUCTION

3999 S. 500. E.
MILLCREEK, UT

