



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: March 5, 2019

RE: Requesting a rezone from R-2-10 to RM

Applicant: John Baird

File No.: ZM-19-004

Request

Millcreek Planning and Community Development is seeking your input on a request by John Baird to rezone his property from R-2-10 to RM to accommodate a mixed-use development that would consist of one, one family basement dwelling and a real-estate office on the main floor, followed with a development agreement limiting the use to what is being proposed only. As per 19.44.020 PERMITTED AND CONDITIONAL USES in the RM Zone, the proposed uses are considered permitted within that zoning district. All applicable business licensing requirements must be met.

Although the act of approving a rezone request must be executed by the Millcreek City Council, a recommendation from the community council and planning commission is needed. The Planning Commission will discuss this matter at their meeting on **Wednesday, March 20th at 5:00 pm.**

Existing Land Use and Proposed Change

The rezone request encompasses one parcel (16-31-430-005-0000) and consists of approximately .20 acres (8,712 s.f.) and contains a single-family dwelling built in 1941. A large five car garage was built in the rear end of the property in 1960 with a building permit under Salt Lake County. The garage is approximately 1,500 square feet and a height of approximately 15 feet in height. The garage is proposed to be used for tenants of the basement dwelling and owners of the real-estate office. Additional off-street parking is proposed for guests and clients of the real-estate office. A site plan illustrating the proposal is included.

The applicant hosted a neighborhood meeting on February 4, 2019 to involve the neighbors and address any concerns of the proposal. Documentation of the meeting and the concerns are included in this memo.

Community Council Action

As per Chapter 2.56.100 of the Millcreek City Code, staff is seeking Millcreek Community Council's input on the proposed rezone. Specifically, or not if the proposal is an appropriate addition to the existing area and are encouraged to make recommendation and findings concerning the application to the city planning commission.

Attachments

Zoning and aerial photo, concept plan, proposed building renderings, neighborhood meeting documentation and letter of intent



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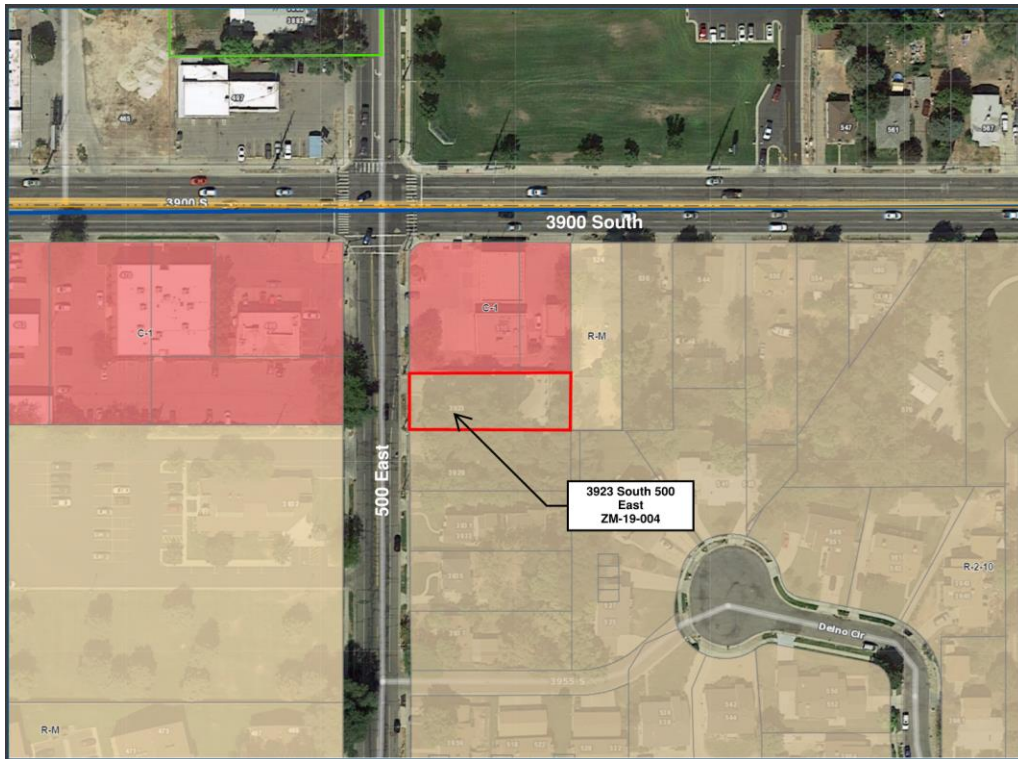
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Zoning



Aerial





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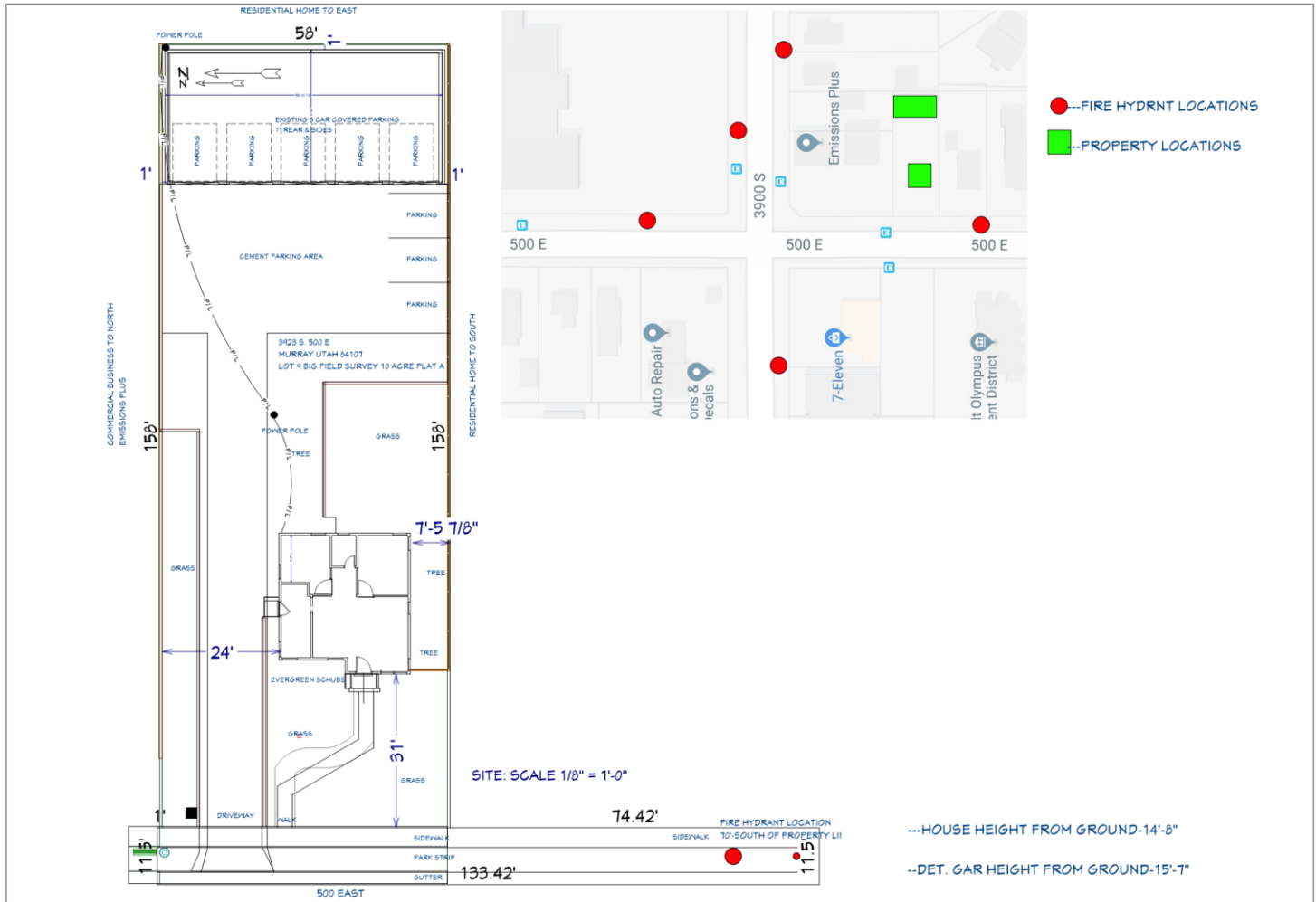
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Concept Plan





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Renderings

Front view from 500 east



View from south



View from North



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View from Rear



Neighborhood Meeting Invitation



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Greystone Investments

1-23-2019

Dear Neighbor,

Hello, our names are John and Paul Baird. We are the new owners of the property located at 3923 S 500 E. We are local Real Estate professional who purchased the property with the intent to turn the existing single family home into a small office and residential dwelling.

When we purchased the property it was in complete disrepair, as it is now. We understand that there was even a fire started in the garages by homeless people.

As we have begun the planning stages of the remodel we wanted to invite the surroundings neighbors to come give their feedback on our potential plans. We aren't planning on adding or taking away anything existing, only upgrading the current structures. Before moving forward with the planning process we wanted to share what plans we had to upgrade and make the property desirable once again.

On February 4, 2019 at 7 PM at 3923 South 500 East Salt Lake City, UT 84107 we invite you to come buy for some CHIP COOKIES (the best in SLC) as we explain our plans for the property and answer any questions.

We look forward to meeting you!!

Sincerely,

John & Paul Baird |

PO BOX 17232 SALT LAKE CITY, UT 84117

T 801.330.8986

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Neighborhood Concerns and Sign in Sheet

Attached is the sign-in sheet with the 4 people that showed up. We asked for negative/positive feedback and here are the 4 comments we got:

1. Paint the back of the garage and cover up the graffiti
2. Put a trashcan by the bench where the bus stop is for trash
3. Cut down trees on south side of house and fix fence
4. Don't have bright security lights that go into the next door neighbors bedroom

Thanks,
John Baird
801-330-8986

...

[illegible]



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Applicants Letter of Intent

Letter of Intent

Letter of Intent: 3923 S 500 E

To Whom it May Concern:

John and Paul Baird owners of Greystone Investments LLC are submitting this letter of intent for the purposes of requesting a zoning change for the above described property.

3923 S 500 E (otherwise known as lot 9, BIG FIELD SURVEY 10 ACRE PLAT A) is a 9,147 square foot lot zoned R2-10 with a 1,486 square foot single family residence and five car garage located on the east end of the property.

The current layout is as follow: the top floor has two entrances, one in the front (west side) of the home and one on the north side of the home, a full kitchen, two bedrooms, a full bathroom and living area. The basement currently has one bedroom, one bathroom, small kitchen, living area and its own entrance and exit.(walk-out basement)

Over the last several years the property has been neglected and is currently in a state of disrepair. It has been an eye sore and concern for the neighborhood. Within the last year a fire was started in the garage by the homeless causing thousands of dollars worth of damage.

By going through the necessary process it is our intent to change the zoning to R-M.

The use of the property will be a Real Estate office on the top floor and a 2 bedroom 1 bathroom apartment for rental purposes in the basement.

The hours of operation of the Real Estate office will be from 9 AM-5 PM Monday-Friday. The office will include three offices, a conference room and small kitchenette with occasional meetings with team members and clients.

On February 4, 2019 we held a meeting for all neighbors to explain what our intent with the property is. We received positive feedback as they learned of the improvements we would be making.

The two requests we received from neighbors were to get rid of the graffiti on the outside walls of the garage and to cut the trees, all of which were already apart of our plan to improve the property.

If you have any further questions please feel free to contact John Baird. 801-330-8986.

We thank you for your consideration.

John and Paul Baird