



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
To: Millcreek Community Council
Meeting Date: May 7, 2019

RE: Conditional use permit for a mixed use project. 48 units with 980 square feet of commercial retail space located along 3300 S.

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16293300760000

Applicant: Bryan Bayles

File No.: CU-19-004

Request

Millcreek Planning and Community Development is seeking your input on a request by Bryan Bayles for a mixed use project with 48 1-2 bedroom units and 980 square feet of commercial retail on the first floor.

Existing Land Use and Proposed Change

The properties are currently zoned C-2 an older retail commercial property that has a large garage attached to it. The property to the West is currently vacant and does not have any curb gutter or sidewalk running along 945 E.

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 conditional use permit.

Staff Response: Staff is recommending approval of the Conditional Use Permit.

Attachments

Aerial photos, building rendering and heights, project summary.

PROJECT INFORMATION

- 48 1-2 bedroom units with private and public patios.
- One 980 square foot retail space.
- Small Leasing Office



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- **Open Space: 45.68 %**
- **Parking 96 Stalls (2 stalls per unit)**

Requirement	Proposed Zone – RM Development Agreement Conditions
Height	40 Feet, (300 Feet within 100 feet of R-1 zone)
Density	720 sq ft per unit
Front Yard Setback	20 Feet
Side Yard Setback	20, 10 next to residential, none next to other commercial zones.
Rear Yard Setback	25 next to residential
Lot Width	None
Lot Area	None
Parking	2 spaces per unit
Amenities	Rooftop decks and private patios.



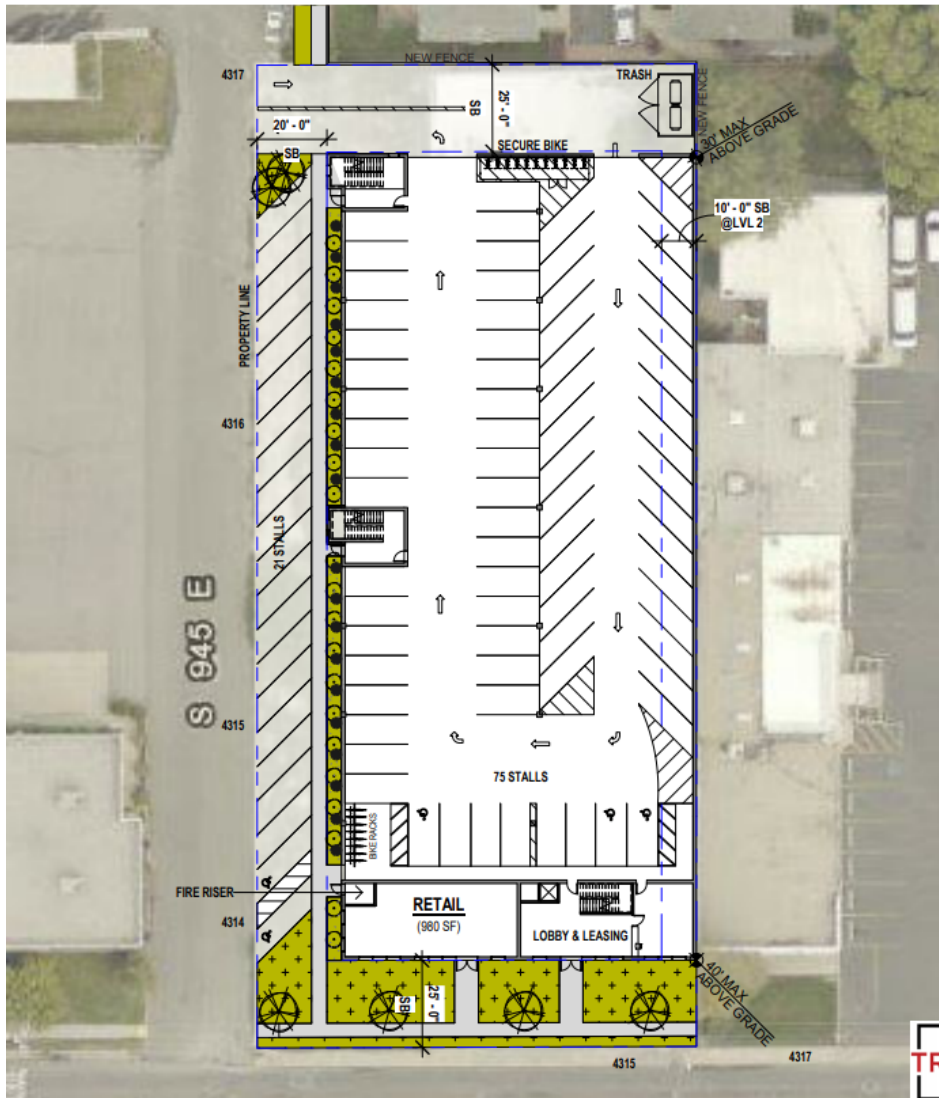
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UNIT INFORMATION:

17 UNITS/LEVEL	= 48 UNITS
1 BD = 18	
2 BD = 20	
PARKING: 75 COVERED + 21 STREET	= 96 STALLS
PARKING/UNIT RATIO	= 2.00 STALLS/UNIT
MAIN LEVEL:	21,330 SF
2&3 FLOOR AREA:	19,075 SF / FLOOR
4th FLOOR AREA:	13,680 SF

OPEN AREA REQUIREMENTS:

TOTAL LOT AREA:	35,550 SF
FOOTPRINT:	21,325 SF
OPEN AREA:	14,220 SF
OPEN AREA RATIO:	40.0%

OTHER OPEN AREA:

FIRST FLOOR: (14,225 SF)		
On Street Parking:	3,307 sf	
Parking Access (North)	3,260 sf	
Landscaped Area		7,658 sf
SECOND FLOOR:		
Public Patio(s)		3,555 sf
Private Balconies		850 sf
THIRD FLOOR:		
Public Patio(s)		550 sf
Private Balconies		1,190 sf
FOURTH FLOOR:		
Public Patio(s)		1,780 sf
Private Balconies		550 sf
TOTAL:	6,567 sf	16,113 sf
Percent of Lot in OS		45.68%

0 15' 30' 45'





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SOUTH ELEVATION
(ALONG 3300)



WEST ELEVATION
(ALONG LINCOLN)

NORTH ELEVATION
(AT RESIDENTIAL)



EAST ELEVATION
(ALONG COMMERCIAL)

ELEVATIONS

3300 SOUTH APARTMENTS
LINCOLN & 3300 SOUTH
SCHEMATIC DESIGN





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SOUTH ELEVATION



WEST ELEVATION