



Millcreek City Planning and Community Development

3330 South 1300 East

Millcreek, Utah 84106

Phone: (801) 214-2750

Inspections: (385) 468-6690

STAFF MEMORANDUM

From: Robert May, Planner
To: Millcreek Community Council
Meeting Date: May 7, 2019

RE: Rezone property located at 4236/4248 South and 900 East from R-1-8 to R-1-5 to construct an 8-unit Planned Unit Development (PUD)

Applicant: Property Dynamics

File No.: ZM-19-009

Request

Millcreek Planning and Community Development is seeking your input on a request by Property Dynamics to rezone property located at 4236/4248 South and 900 East from R-1-8 to R-1-5 to build an 8-unit Planned Unit Development. The subject properties consist of approximately 1.18 acres. Although the development plans are conceptual at this point, the developer has shown that the minimum requirements for a PUD in the R-1-5 Zone can be met. The proposed dwellings will be no higher than 28' feet in height and each unit will comprise of approximately 4,000 s.f. Covered parking is included in the design of each unit with proposed guest parking that meets the city parking standards. Adequate fire turnaround is provided where parking will be prohibited within the approved fire access and turn-around facilities. Unified Fire Authority has found the concept plan to be acceptable.

An informal neighborhood meeting was held by the developers and the neighboring property owners on April 30, 2019. A summary of the concerns are included in this memo. The Planning Commission will discuss this matter at their meeting on **Wednesday, May 15th at 5:00 pm.**

Existing Land Use and Proposed Change

Currently the subject properties are zone R-1-8, consist of approximately 1.18 acres with approximately 235 feet of frontage along 900 East, a public road. The subject properties each have an existing single-family dwelling located on the premises which were built prior to the adoption of any zoning code. The developers plans include removing all existing structures. The current zoning would allow for 5 units. The proposed rezone would make way for 8 units.

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 recommendations concerning the application to the city planning commission.

Attachments

Future land use map designation, Zone map, Proposed concept plan and site plan, Example home renderings and summary of the concerns from neighborhood meeting.



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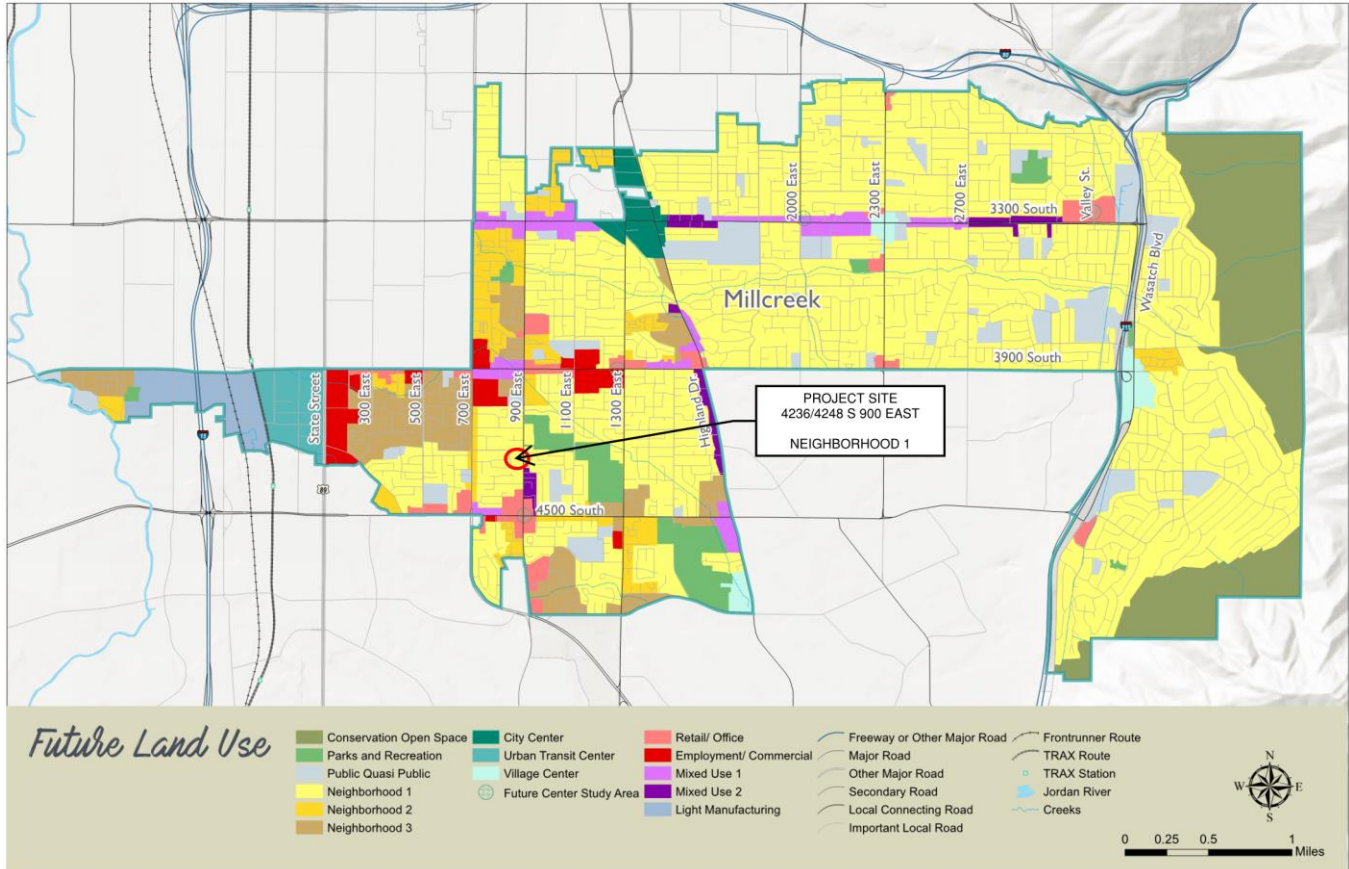
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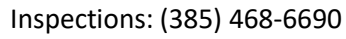
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Future Land Use Map and designation



CATEGORY	USES	RANGE OF DENSITY/SCALE	KEY CHARACTERISTICS
NEIGHBORHOODS			
NEIGHBORHOOD 1	Primary: Single-family detached homes. Secondary: Parks, greenways, recreation, community gardens, schools, places of worship, and other complementary uses.	Typically 1 – 6 dwelling units per acre.	- Includes neighborhoods (of all ages) that are comprised of predominantly of single-family detached homes. - A well-defined pattern of blocks and direct pedestrian and bicycle connections provide residents with direct access to nearby services and amenities.



Page 3 of 5



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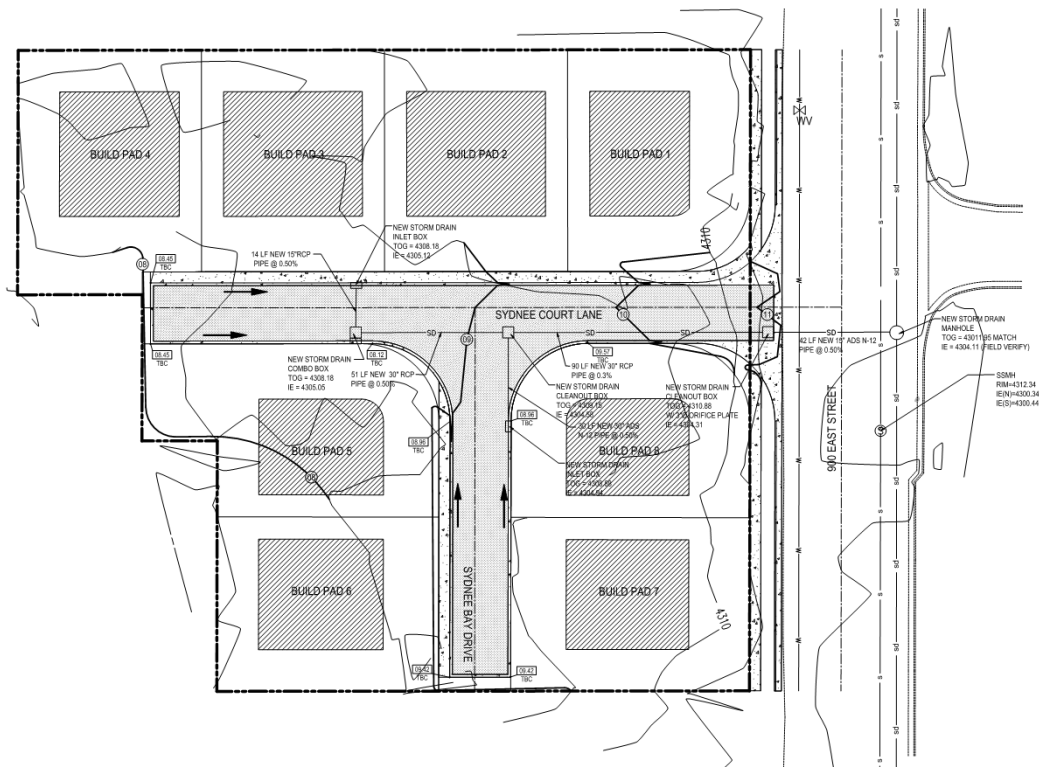
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Site and Concept Plan





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Example renderings/ building style





NEIGHBORHOOD MEETING

ATTENDANCE:

- Kay Lenard
- Racheme Graves
- Kyle Mallory
- Kathy Kerby
- Tom Monfrooy
- Robert May
- Liz & Tony Gonzalez

COMMENTS/QUESTIONS:

- Concerns of sharing left lane with Montana Vista? Resolution: Traffic study, More red curbing for no parking, Control parking on 900 East better
- Missing "NO PARKING" sign north of Montana Vista
- Widening 900 East Questions: Yes, they are planning too.
- Suggestion of needing a cross walk in area.
- Asked the difference of R-1 and R-5? We explained
- Asked about the common area and extra parking in Sydnee Court? Explained there is visitors parking and a percentage that has to be open space.
- Type of fencing along the property? Whatever the city requires.
- Some neighbors are happy to get rid of the big garbage trees! The Box Elders
- Some still want to preserve the nicer ones. Also add maybe some Blossoming Pear Trees
- Will landscaping e finished? Yes completely.
- Decks, Concerns for their privacy? Will pick house plans specific to each neighbor and add trees along back property.
- Will each house have its own water meter? Yes.
- Sewer lines and Basements? We will adjust for gravity flow.
- How long have you been planning this? 8 months.
- Try to get rid of 4-plex to the north. No one likes it!
- Pets? Hoping to have some private area around each house (hopefully back patio area) that can be fenced. Will double check with city requirements.
- ALL very THANKFUL for keeping it single family home area and not Townhomes.