



Millcreek City Planning and Community Development

3330 South 1300 East

Millcreek, Utah 84106

Phone: (801) 214-2700

www.//millcreek.us

STAFF MEMORANDUM

From: Blaine Gehring, AICP, Planner
To: Millcreek Community Council
Meeting Date: July 2, 2019

RE: Conditional Use Permit for Mixed Use Development
Address: 3999 South Main Street
Applicant: JF Glenwood, LLC

File No.: CU-19-006

Request

This property was just rezoned to M-D for the purpose of allowing a new mixed-use project. Under the M-D Zone, mixed-use projects are a conditional use. The applicant, JF Glenwood, LLC, is requesting a conditional use permit to develop a mixed-use development consisting of 3,800 square feet of commercial space and 176 residential units. The project will be developed on three existing parcels between 3975 and 3999 S. Main Street.

The Planning Commission will consider this matter at their meeting on **Wednesday, July 17, 2019 at 5:00 pm.**

Existing Land Use and Proposed Change

The project consists of one mixed-use building with 2 levels of parking and 4 levels of apartments. The building has 3,800 square feet of commercial space and 117 2-bedroom and 59 1-bedroom apartments for a total of 176 units and a height of 66 feet 6 inches. The commercial space has been reduced by 2,200 square feet from the original proposal to allow for additional parking. The parking has been modified to meet the required 1.7 spaces per unit as recommended by the community council in April.

"The purpose of the mixed-use development zone is to provide for the combining of a variety of uses...within a walkable setting and to encourage such use mixes near transit stations in the Meadowbrook Area." (Section 19.55.010 Millcreek Zoning Ordinance)

General Plan

This site falls within the Meadowbrook Center Area in the future land use plan. "Meadowbrook is an area where a greater mix of uses, *including significantly more residential use*, is desired and is supported by effective transit connections. Development within Meadowbrook will generally be more intense than found in areas surrounding the center. Development in Meadowbrook is intended to be mid-rise in scale. Parking is typically located off street and internal to the development site, although on street parking is essential to a complete street." (Millcreek Together, p. 52, emphasis added)



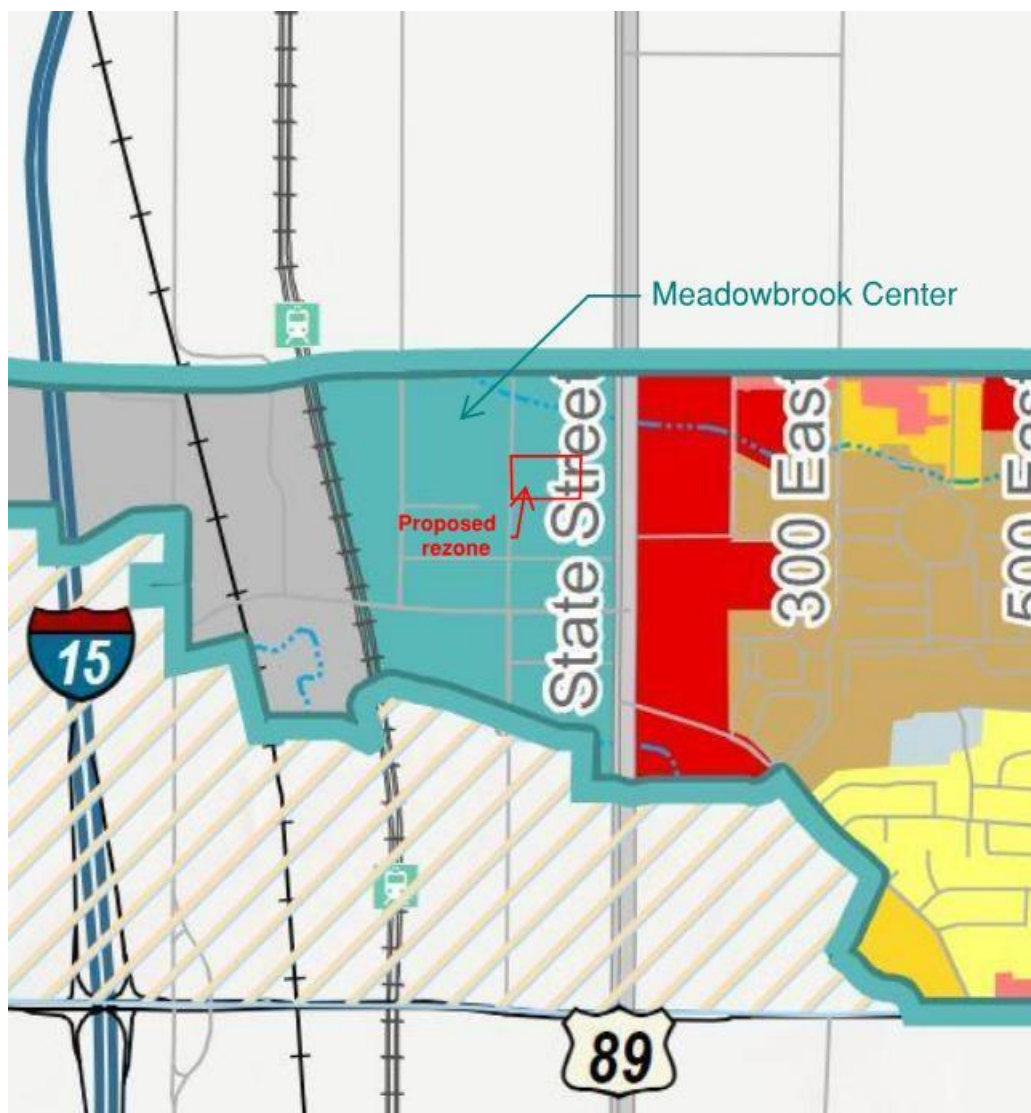
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MEADOWBROOK CENTER	Primary: Diverse mix of uses, including multifamily condominiums or apartments, office, retail, and restaurants. Secondary: Cultural and public facilities, health services, plazas, squares, pocket parks, community gardens, and other gathering spaces. Flex uses are also appropriate in this area. (See Glossary page 116 for Flex definition).	Building heights range from 2 - 6; however, there is potential for increased heights depending on proximity to transit stops and major streets.	• Intended to develop as a concentrated and dense mix of uses. • Scaled to create a functional, walkable, pedestrian-friendly urban environment with public gathering spaces. • Vertical and horizontal mix of uses that integrates high density residential units with retail, commercial, office and restaurant uses. • Sited adjacent to major regional roadways and potential future transit facilities. • Promote cohesive urban design with consistent development standards.
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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.

Aerial Map





Millcreek City Planning and Community Development

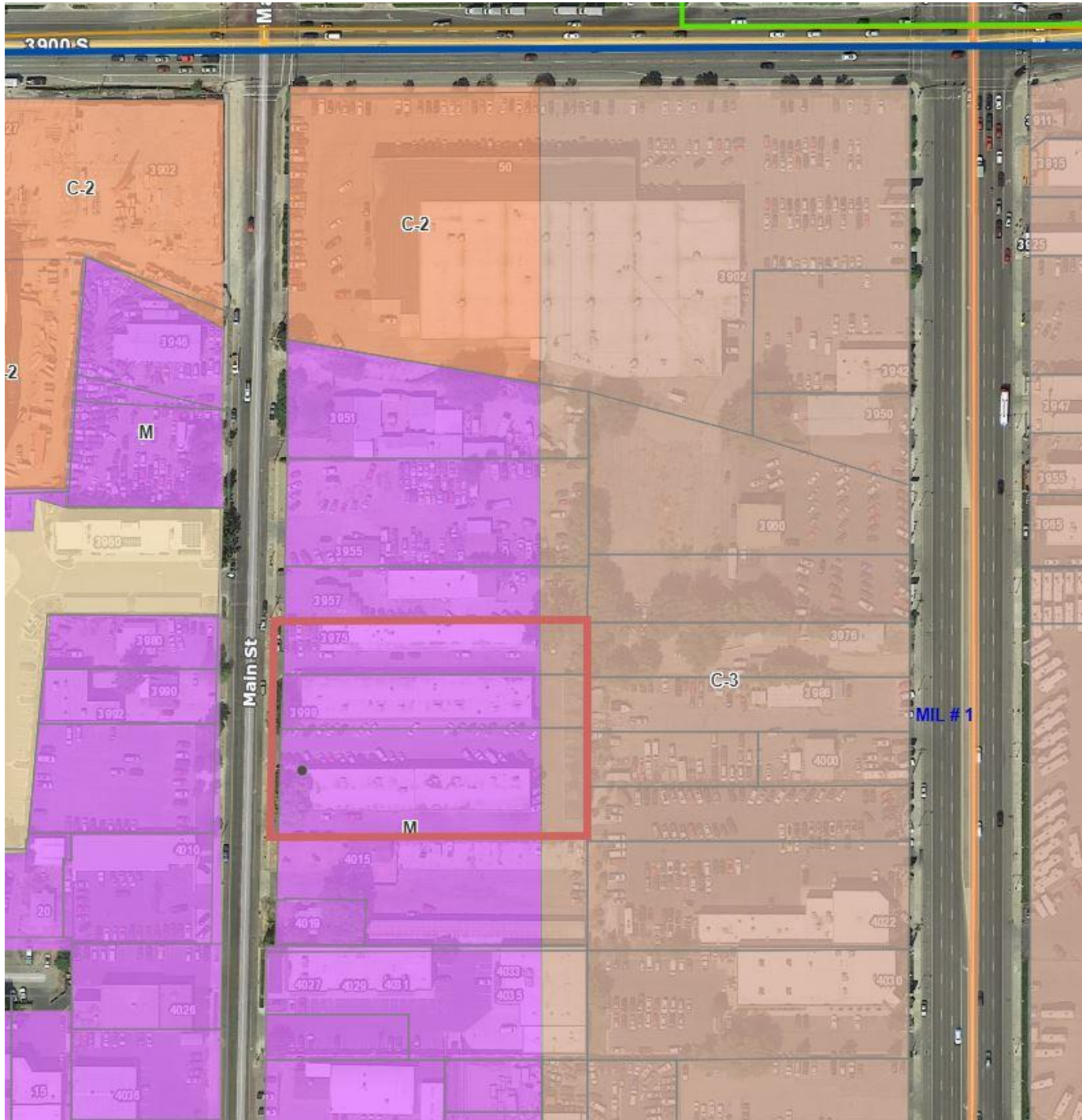
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Vicinity Zoning





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Project View



MIXED-USE APARTMENT BUILDING, MILLCREEK, UT
CONCEPTUAL EXTERIOR DESIGN

05.08.2019



JF CAPITAL®

THE RICHARDSON
DESIGN PARTNERSHIP
TEL: 801.353.6868
WWW.TROP.COM

Supporting Documents

Application

Affidavit

Letter of Support



Planning Services

3330 South 1300 East, Millcreek, Utah 84106

Phone: (801) 214-2750

Millcreek.us

Conditional Use Permit Application Supplemental Form

Part I: Submittal Requirements

In order for your application to be considered complete, you must submit the following items:

- ☐ Application Fee - \$650 for Preliminary Review.
- ☐ A signed and notarized affidavit from the property owner, on a City-approved form.
- ☐ One copy of the proposed site plan, submitted electronically in PDF format, and scaled at 1":30'. Each plan submitted must represent the entire property and all proposed uses. Your site plan must be professionally prepared and must include the following:
 - ☐ Name and correct address of the development.
 - ☐ Location and name of streets.
 - ☐ Property boundaries and dimensions.
 - ☐ Precise location and footprints of any proposed structures.
 - ☐ Precise location of all proposed parking. If proposed parking is to be covered, please indicate on the plan.
 - ☐ Precise location of existing and proposed driveways.
 - ☐ Precise location of existing and proposed fencing.
 - ☐ Precise location of all required setbacks.
 - ☐ Precise location of proposed waste container and enclosure.
 - ☐ Plans for utility provisions, including additional water and sewer service, and disposal of any hazardous materials.
 - ☐ Precise location of any proposed signs.
 - ☐ Precise location of existing and proposed easements on your property, and all easements within 50 feet on abutting properties.
 - ☐ Precise location of any streams or waterways, if applicable.
 - ☐ Table showing land use allocation on the site (% building coverage, % landscaping, % parking).
- ☐ Proposed architectural elevations of every side of the buildings you propose. Include details on exterior materials, colors, and textures. Architectural elevations shall be professionally prepared and to scale.
- ☐ Interior layouts of all proposed buildings, including square footages. Label room and door locations.

- ☐ A landscape plan that complies with the landscaping requirements established in Chapter 19.77 of the Millcreek Code.
- ☐ A letter addressed to the Planning Commission describing the development. Include in your letter a discussion on phasing and development schedules.
- ☐ The attached questionnaire.

Part II: Applicant Questionnaire

1. **A. State the conditional use desired:**
Multi-family residential in the MD zone.

B. State how the land is being used at the present time and what changes are proposed by this application:

See attached

2. **Will granting this application degrade the public health, safety, or welfare?** Yes ☐ No ☒

If no, explain how:

See attached.

3. **Does this proposed conditional use conform to the current zoning?** Yes ☒ No ☐

If yes, explain how:

See attached.

4. **Is the proposed use compatible with the public interest and with the characteristics of the surrounding area?** Yes ☒ No ☐

If yes, explain how:

See attached.

5. **Will granting approval of the proposed use adversely affect local property values?**

Yes ☐ No ☒

Explain why:

The proposed building will help rebuild a blighted area of the city. A significant amount of money will be invested in

6. **Are all the standards stated in Chapter 19.76 (Supplementary Regulations) and Title 19 (Zoning) of the Millcreek City Code met?** Yes ☒ No ☐

If yes, describe how your proposed use meets applicable standards:

See attached.

7. **Will granting this appeal result in a situation which is cost ineffective, administratively infeasible, or unduly difficult for the provision of any of the following essential services: roads and access for emergency vehicles and residents; fire protection; police protection; schools and school busing; water, sewer, and storm water facilities; and garbage removal?** Yes ☐ No ☒

Explain why:

See attached.

8. **Refer to Chapter 19.84.060 of the Millcreek Code.** What mitigation measures or conditions of approval do you propose to lessen the impacts and work out an adjustment between this conditional use and the surrounding area (such as parking; traffic acceleration lanes; on-site storm water retention facilities; special security or fire protection facilities; water, sewer, and garbage facilities; landscape screen to protect neighboring properties; requirement for the management and maintenance of the facilities; limited hours of operation; limited use of equipment emanating offensive noise, light, dust, or traffic; or other measures)?

See attached.

9. **State any other details about this proposed use which you want the Planning Commission to be aware of:**

None.

1. The site is currently being used for automobile sales and automobile related businesses. If the CUP is granted the existing buildings will be demolished and a new multi-family mixed use building will be built.
2. Residents will not degrade the public health, safety or welfare. Traffic Impact and Parking studies have been done to ensure traffic and parking will not be an issue.
3. Multi-family residential is an approved use in the MD zone.
4. This site falls within the Meadowbrook Center Area in the future land use plan. "Meadowbrook is an area where a greater mix of uses, including significantly more residential use, is desired and is supported by effective transit connections." The project meets the public interest as laid out in the future land use plan for the Meadowbrook Center Area.
5. Neighboring property values will rise as a result of the large investment that will go in to improving this property.
6. See table below for more project info.

Project Characteristics and Requirements		
	M Zone	Project
Height	72 feet	66 feet 6 inches
Front Yard Setback	10 feet	10 feet
Side Yard Setbacks	20 feet	20 feet
Rear Yard Setback	20 feet	20 feet
Minimum Lot Area	20, 000 sf	83,635.2 sf (1.92 acres)
Max Lot Coverage	80 % of site	67%
Minimum Height	2 stories	6 stories

7. We met with city staff and utility companies to confirm capacity for sewer, water, storm drain and compliance with fire codes. There is no reason this project would be cost ineffective or infeasible for police protection, emergency vehicles, schools or school busing. Garbage removal will be private and will be appropriately designed by an architect.
8. No detrimental impacts on surrounding properties have been identified. If there are any we are happy to discuss mitigation with city staff and the planning commission.



Planning Services

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Phone: (801) 214-2750

Millcreek.us

File #

AFFIDAVIT - Property Owner

STATE OF UTAH }
COUNTY OF DAVIS } ss
~~SALT LAKE~~ }

I (we) CHAD BESSINGER - JF GENTILE LLC being duly sworn, depose and say that

I (we) am (are) the owner(s) of the property(s) located at:

3975, 3999 SOUTH MAIN STREET

My (our) signature below attests that I (we) have reviewed the proposal by JAKE WOOD JF GENTILE LLC

requesting review and approval of MODA GLENWOOD CONDITIONAL USE PERMIT

and that I (we) consent to the statements and information provided in the attached plans and exhibits

and that all information presented is true and correct to the best of my (our) knowledge.

Property Owner [Signature]

Property Owner _____

Subscribed and sworn to me this 13TH day of JUNE, 2019.



Notary: [Signature]

Residing in Salt Lake County, Utah
DAVIS

Millcreek Economic
Development
Mike Winder, Director
Nicole Chidester, Assistant



Millcreek Offices
3330 South 1300 East
Millcreek, Utah 84106
801-214-2700
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April 8, 2019

Dear Mayor, City Council, and Planning Commissioners,

The Millcreek Economic Development Department has reviewed the proposal by JF Glenwood, LLC for their plans at 3999 South Main Street. **We strongly encourage SUPPORT of the rezone and moving this project forward** for the following reasons:

- Beyond the required 50% storefront commercial, this project is doing 100% storefront commercial, adding to the economic vitality of the area.
- There will be 6,800 sf of retail that is likely to accommodate five unique storefronts. These may be mini-markets, cafes, or other retail to help rectify the urban food desert that Main Street in Millcreek currently experiences.
- The commercial potential advances the goals and policies of the Economic Development Plan.
- The assessed value of those properties today is \$1,535,400; however, with the addition of this \$40 million-dollar mixed-use structure, the taxable value increases exponentially. This results in a significant contribution to the Community Reinvestment Agency of Millcreek, as the area is already set up in an Urban Reinvestment Area (URA). Tax increment coming from this project will be used to enhance Main Street in Millcreek over the next 17 years of the URA's life.
- This area is one of two Millcreek census tracts that are within a federal Opportunity Zone, and this investment further encourages others to take advantage of this tool.
- It is only a nine-minute walk along Main Street from Big Cottonwood Creek (Murray/Millcreek border) to 3900 South (Millcreek/South Salt Lake border). This project is an essential piece to help make Main Street Millcreek a walkable, commercially vibrant district. Other projects completed or under construction (Artesian Springs, Moda Meadowbrook, The Front gym) combined with this and other potential mixed-use projects on that street will add greatly to the tax base and livability of this part of Millcreek.

Sincerely,

Mike Winder
Economic Development Director