



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: July 2, 2019

RE: Conditional use permit for a mixed-use development consisting of an auto repair business and a 36-unit multi-family building

Applicant: Sean Hansen

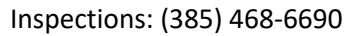
File No.: CU-19-007 (Conditional Use)

Request

Millcreek Planning and Community Development is seeking your input on a request by Sean Hansen to construct a Mixed-use auto repair and multi-family apartment project located at 3816-3820 South Highland Drive which is currently two adjoining properties. The parcels are currently zoned Commercial C-2, which allows for mixed use project as a conditional use. See section **19.60.020 (Permitted And Conditional Uses)** in the Millcreek Code.

The auto repair business is a long-time existing business that needs to be relocated from Millcreek City Center, they have a local and very loyal customer base. This move allows them to stay in a highly visible location and move within .6 of a mile from the existing location. The apartments will be a beautiful and needed addition to address the housing shortage in the area. Proposed project will have open rooftop amenities due to the adjoining properties being commercial and not residential. The aesthetics of this project will bring an appealing change of scenery on the Highland Drive in this area and fit in nicely with the Talo Townhomes right next door. There are existing businesses at these locations, therefore the locations are soundly tested for the above. Furthermore, the proper considerations were contemplated, and protocols were implemented to avoid any undue stress on the aforementioned public services.

This Project will dedicate significant frontage to the widening Highland Drive. Approximately 13 feet. Care was taken to ensure plenty of parking will be available for the operation of the business and tenants needs. There will be a shared parking agreement which will be enforced through the property management of the apartments. This project will allow for the required 40% open space, updated landscaping, storm water retention and curb and gutter. The proposed plans meet and exceed all the development requirements and standards to be approved for a conditional use permit.





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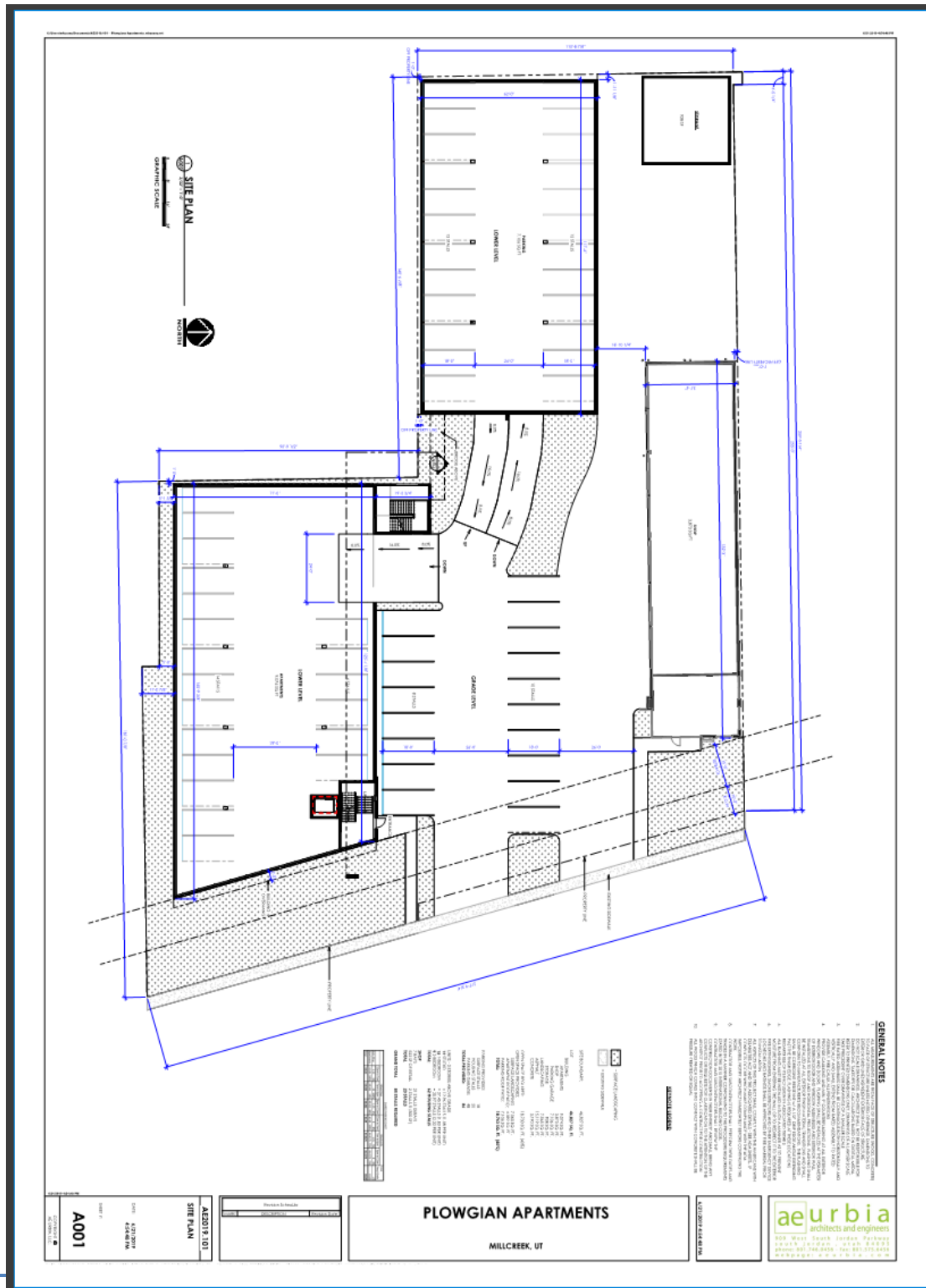
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Site Plan





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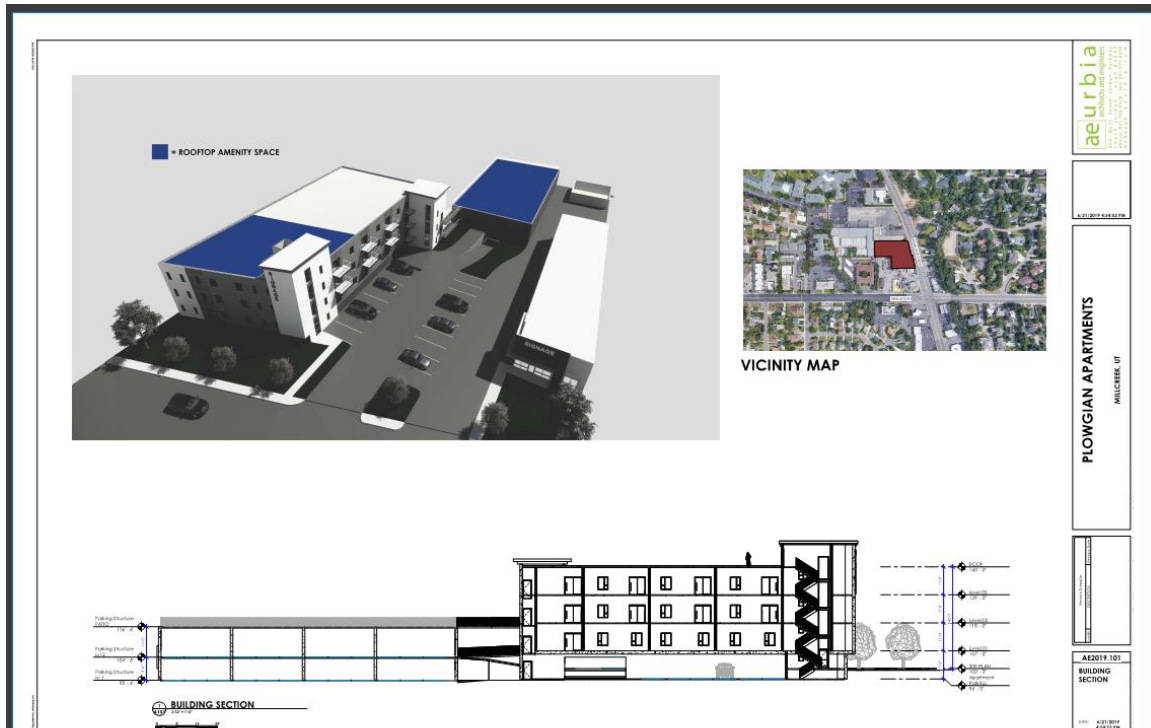
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Renderings





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