



Millcreek City Planning and Community Development

3330 South 1300 East

Millcreek, Utah 84106

Phone: (801) 214-2700

www.milcreek.us

STAFF MEMORANDUM

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

RE: Rezone property located at 4046 South and 700 West from A-1 to R-M to build a 22-units 55+ Senior Housing Condominium Development

Applicant: Rick Whiting

File No.: ZM-19-013

Request

Millcreek Planning and Community Development is seeking your input on a request by Rick Whiting to rezone property located at 4046 South and 700 West from A-1 to R-M to facilitate the development of a 22-unit 55+ senior condominium development. The subject property consists of a little over one acre, has an existing single-family dwelling that will remain and will be accessed off of 700 West. The two-story condominiums will be no higher than 24' feet in height and will have 4-1,280 square foot units and 18-1,200 square foot units. Covered parking is included with 36 underground parking spaces and 8 uncovered guest parking spaces.

An earlier rezone request was made by Rick Whiting to rezone the property to build and 11-unit Townhome Planned Unit Development. That project received a recommendation of denial from the Millcreek Community Council after a neighborhood meeting in which the neighbors were opposed to the density and height of the project. Both the neighborhood and the community council were favorable towards a 55+ senior housing project on the site at a height no greater than 28 feet. This new request would propose 22 55+ senior condominium units of with 4-1,280 square foot units and 18-1,200 square foot units at 24± feet in height. There will be 36 underground parking stalls and 8 guest stalls. The existing single-family home will remain and be used as a clubhouse for the HOA.

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. Vehicular access to the development is designed to provide smooth traffic flow with controlled turning movements and minimum hazards to vehicular, pedestrian, and bicycle traffic.

Adequate emergency vehicle access is provided. An informal meeting was held by the developers and the neighboring property owners on September 20, 2018. See attached summary of meeting. The Planning Commission will discuss this matter at their meeting on **Wednesday, July 17, 2019 at 5:00 pm.**

Existing Land Use and Proposed Change

Currently the subject property is zone A-1, consist of approximately 1.06 acres with approximately 117 feet of frontage along 700 West, a public road. The property has an existing single-family dwelling located on the premises which will remain. The property is mostly vacant and has served as horse pasture for many years.



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Neighborhood Input

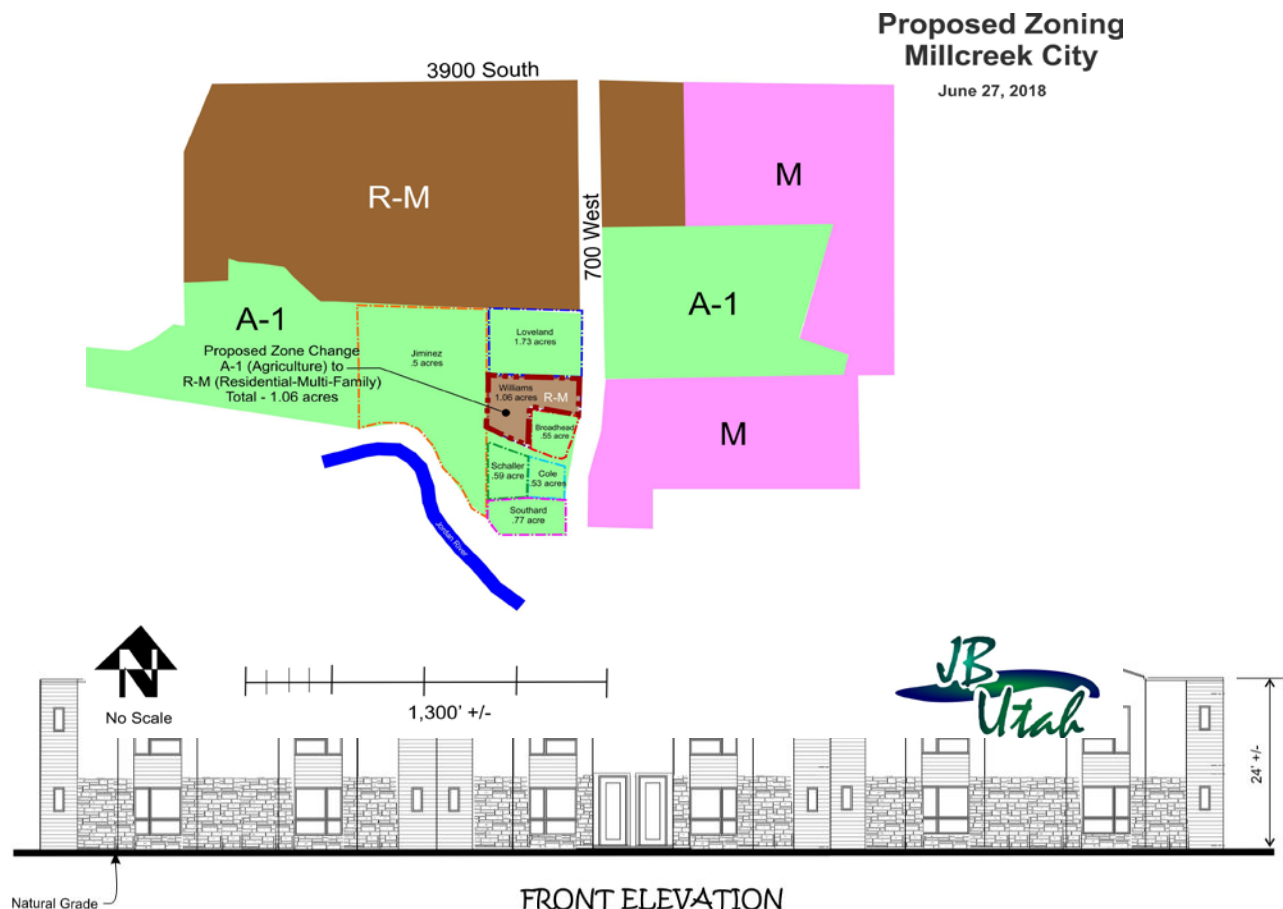
A neighborhood meeting is scheduled for Thursday, June 27th and another one on Saturday, June 29th. The results and summaries of those meetings will be presented at the community council meeting.

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 zone condition removal. 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

Zoning map proposal - draft concept plans - aerial images - street views - developers summary of September 20th neighborhood meeting – current zoning map – future land use map





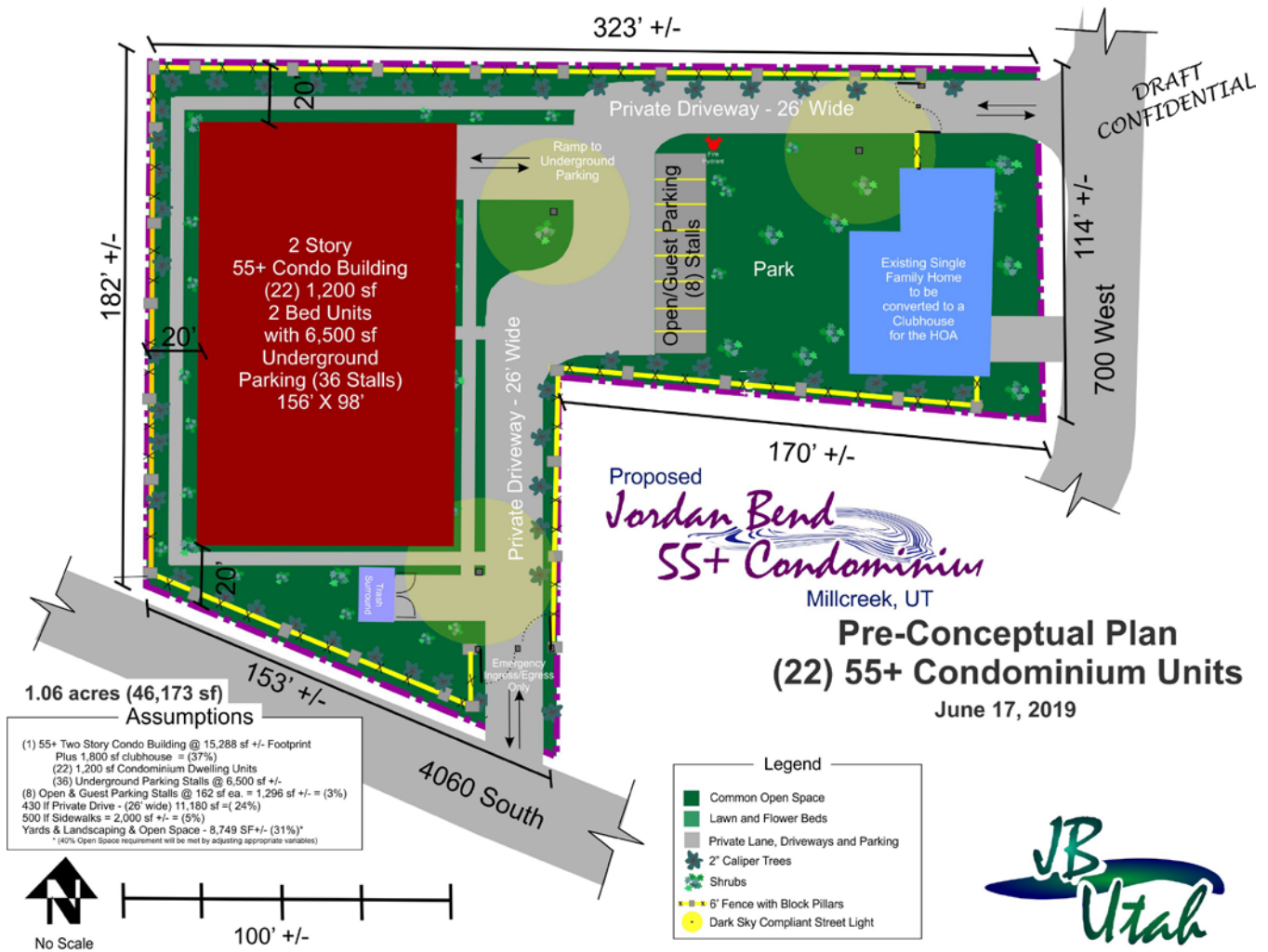
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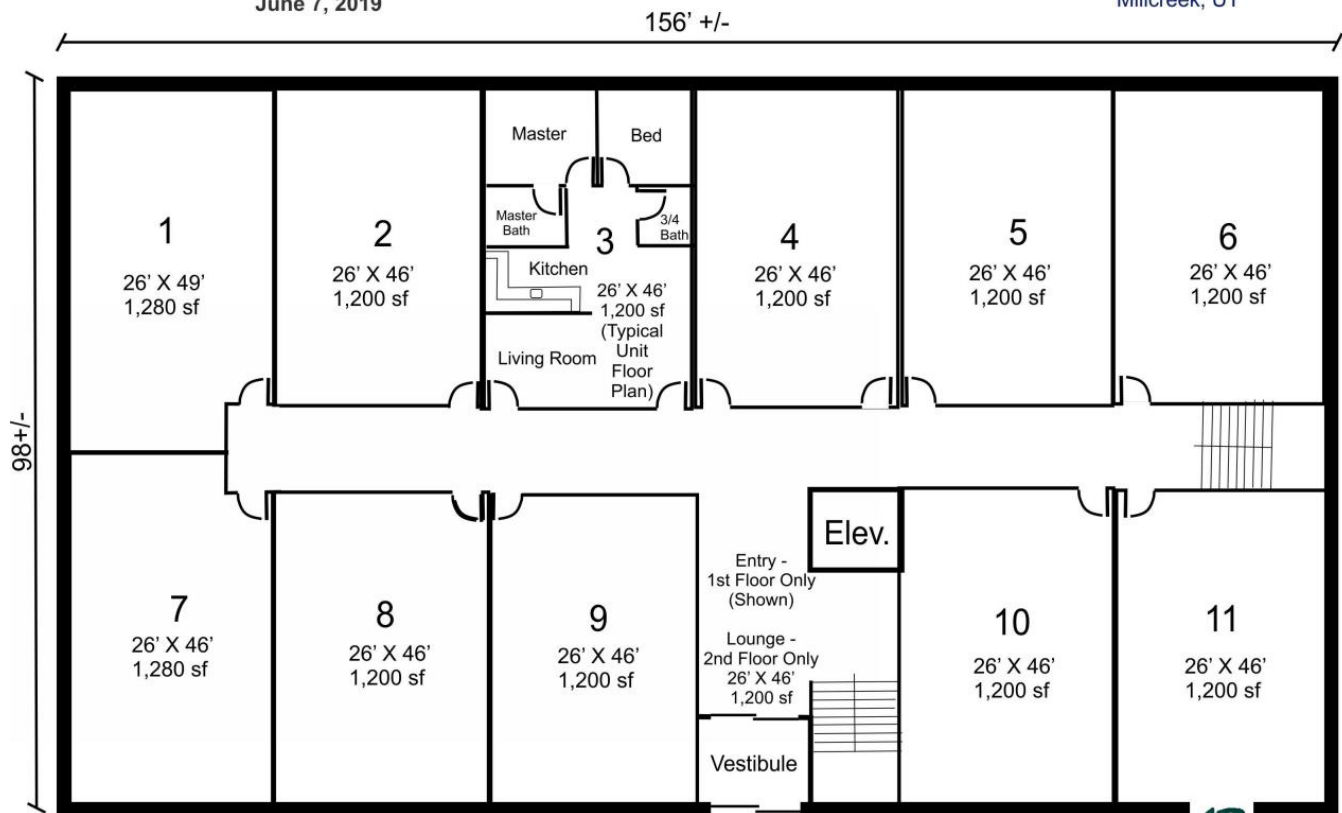
Pre-Conceptual Space Study (22) 55+ Condominium Units

June 7, 2019

Proposed

Jordan Bend
55+ Condominiums

Millcreek, UT



No Scale

1st and 2nd Floors (13,984 sf per floor)





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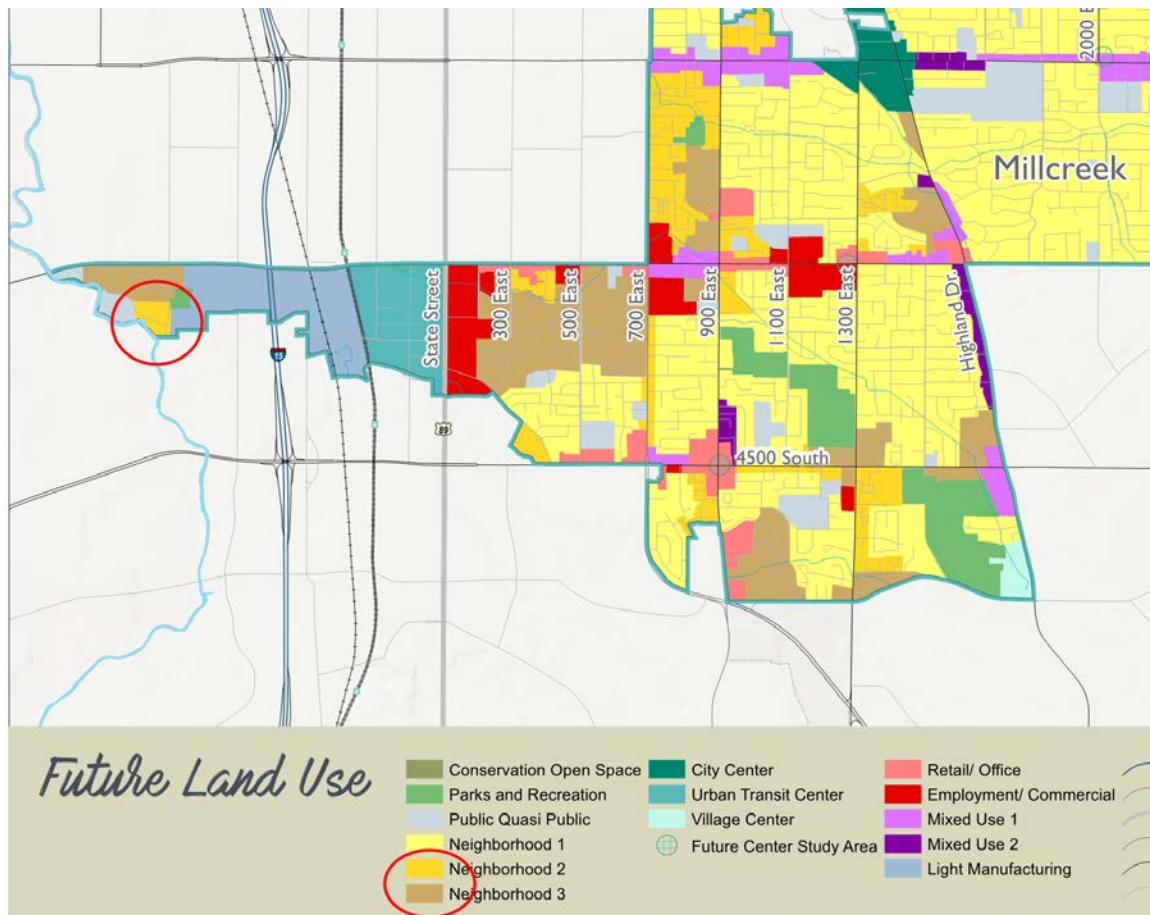
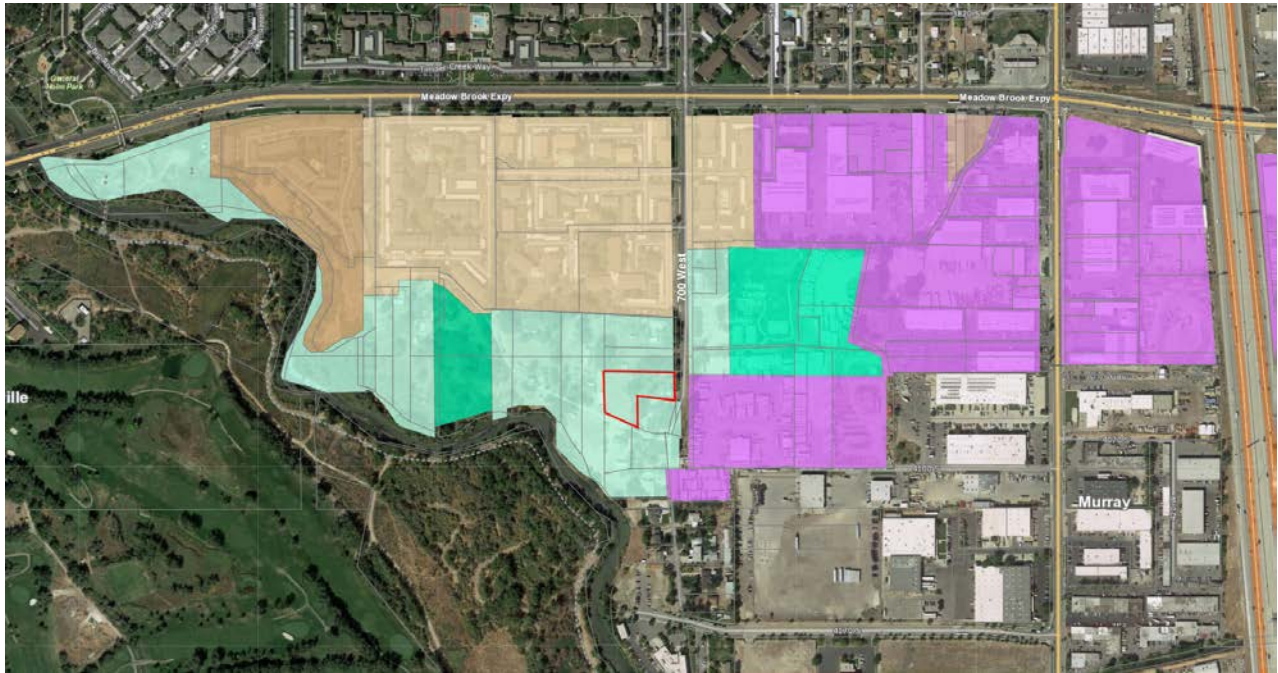
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CATEGORY	USES	RANGE OF DENSITY/SCALE	KEY CHARACTERISTICS
NEIGHBORHOODS			
NEIGHBORHOOD 1	Primary: Single-family detached homes. Secondary: Parks, greenways, recreation, community gardens, schools, places of worship, and other complementary uses.	Typically 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.
NEIGHBORHOOD 2	Primary: Single-family detached homes on smaller lots, duplexes, triplexes, townhomes, and smaller multifamily buildings. Secondary: Small scale retail, office, restaurants/ cafes, community gardens, community or public services, parks, recreation facilities, schools, and places of worship. Secondary uses should be along major corridors.	Typically 6 – 18 dwelling units per acre. Building heights range from 2 – 3 stories.	- Provides residents with a mix of housing options and densities within close proximity to services and amenities. - May serves as a transition between single-family neighborhoods and higher density corridors or centers.
NEIGHBORHOOD 3	Primary: Multifamily apartments or condominiums. Secondary: Townhomes or duplexes, neighborhood retail, restaurants, public facilities, senior services, parks, recreation facilities, community gardens, schools, and places of worship. Secondary uses should be along major corridors.	Typically 18 – 35 dwelling units per acre. Development in multifamily neighborhoods is generally between 3 to 4 stories and is located within a ¼ of a high-frequency transit stop (transit corridor or bus route that serves the corridor every 15 min. or less, or has overlapping bus routes).. Development abutting lower-intensity, established residential neighborhoods should provide transitions in massing and height.	A mix of higher density housing types located in areas that are proximate to retail, health and human services, schools, parks, employment, and public transit.