



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: August 6, 2019

RE: Rezone property located at 3419 S. 1300 E. from R-1-8 to R-2-8 to build a duplex on the property

Applicant: Jake Wright

File No.: ZM-19-014

Request

Millcreek Planning and Community Development is seeking your input on a request by Jake Wright of Brad Reynolds Construction to rezone property located at 3419 South 1300 East from R-1-8 to R-2-8 to facilitate construction of a new duplex. The subject property is a .38-acre parcel with a single family home on it. It is adjacent on the south to a new planned unit development by Brad Reynolds Construction. There is an existing single family home between the subject parcel and the PUD. The property is adjacent to existing R-2-8 zoning. Brad Reynolds Construction would like to build a duplex similar to those in the PUD on this parcel. The Planning Commission will discuss this matter at their meeting on **Wednesday, August 21, 2019 at 5:00 pm.**

Existing Land Use and Proposed Change

Currently the subject property is zoned R-1-8 and is located adjacent to R-2-8 Zoning to the south and across the street on 1300 East and adjacent to R-1-8 Zoning on the east and west. The property has an existing single-family dwelling located on the premises which will be demolished to allow for a new duplex.

Neighborhood Input

A neighborhood meeting is scheduled for Thursday, August 1, 2019 to receive neighborhood input on the proposed rezoning.

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 change. Specifically, if the proposed zone change will provide an appropriate addition to the existing area. The council is encouraged to make recommendations concerning the application to the city planning commission.



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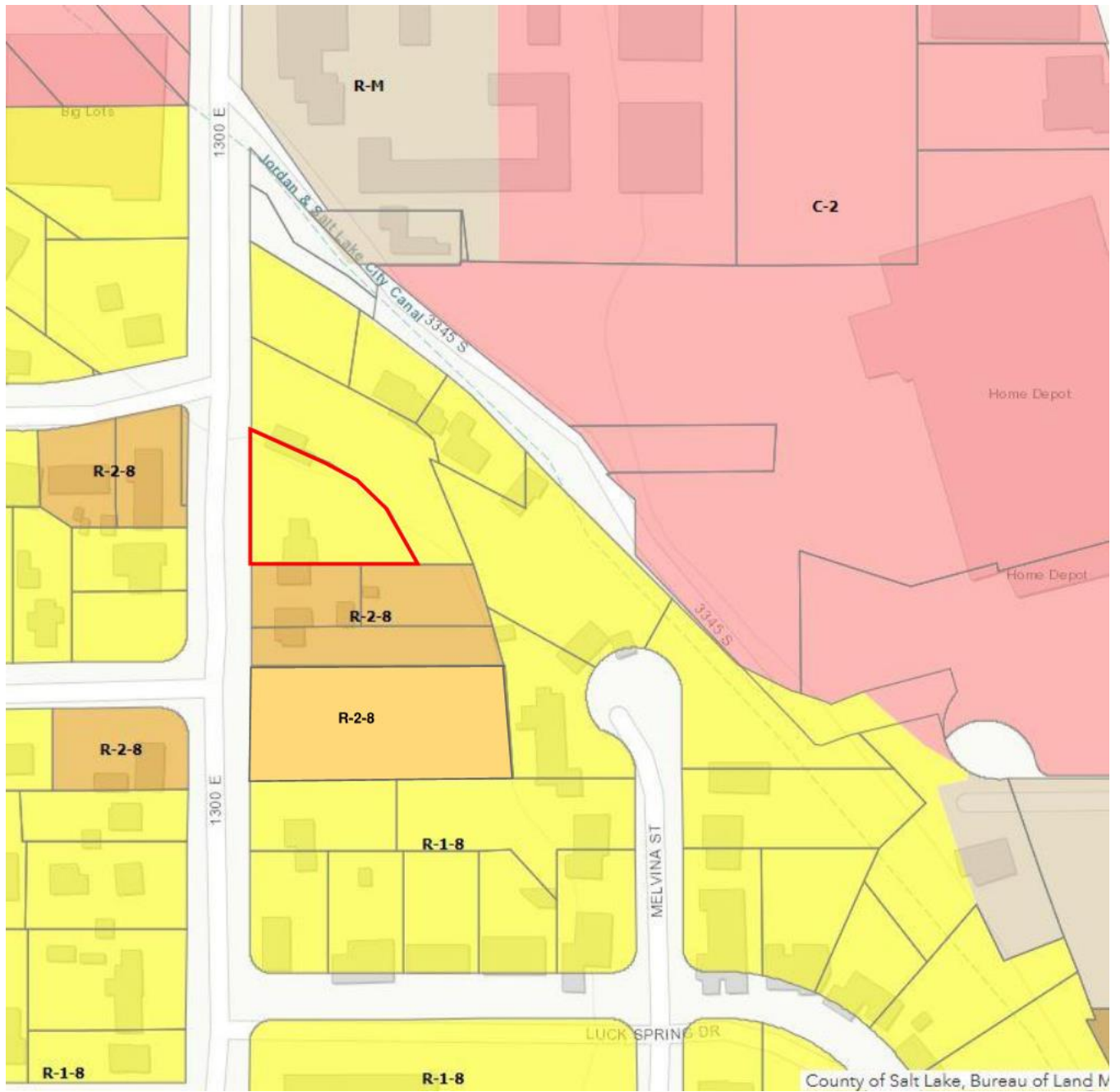
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ZONING MAP





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AERIAL MAP W/PUD





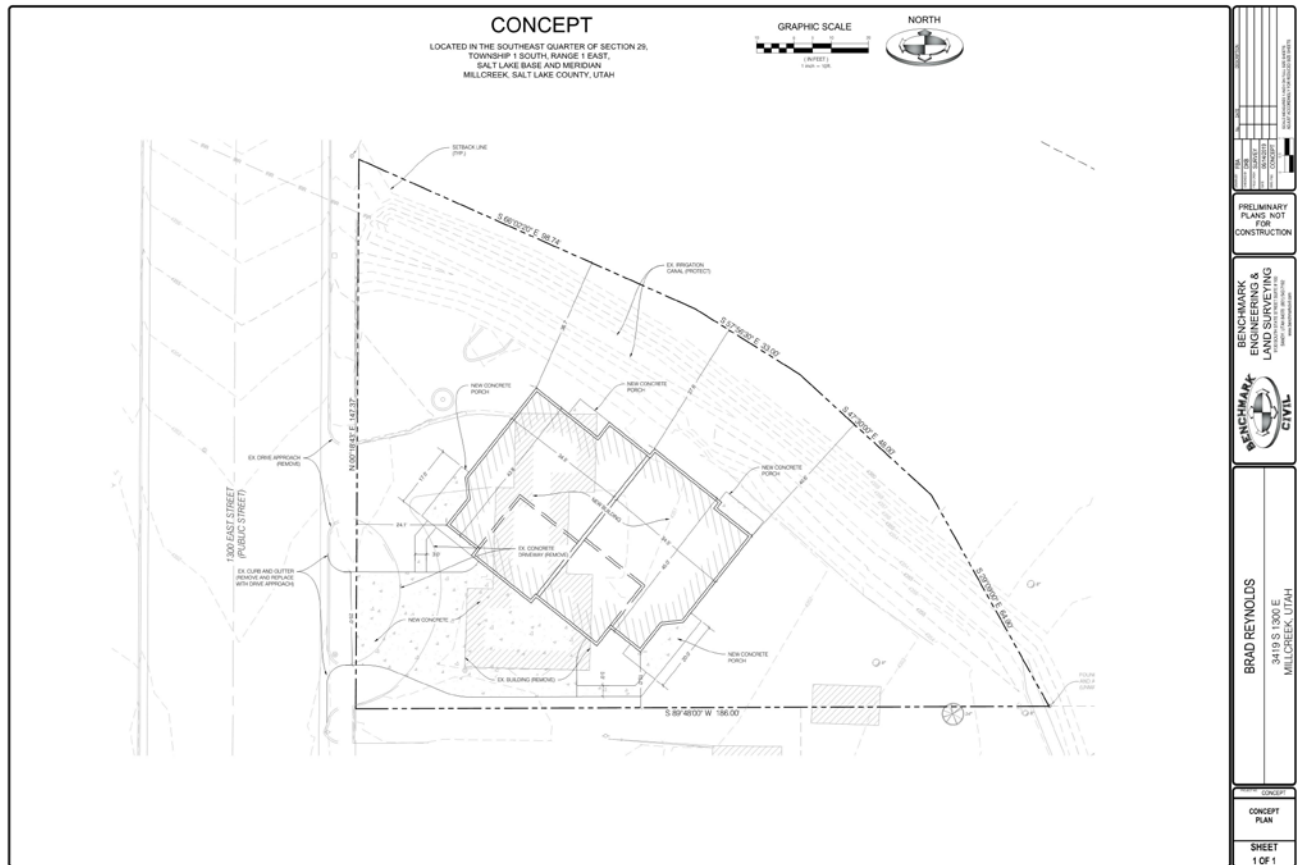
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The duplex will be similar to the ones being proposed in the PUD adjacent to the south, The Meadows of Millcreek..



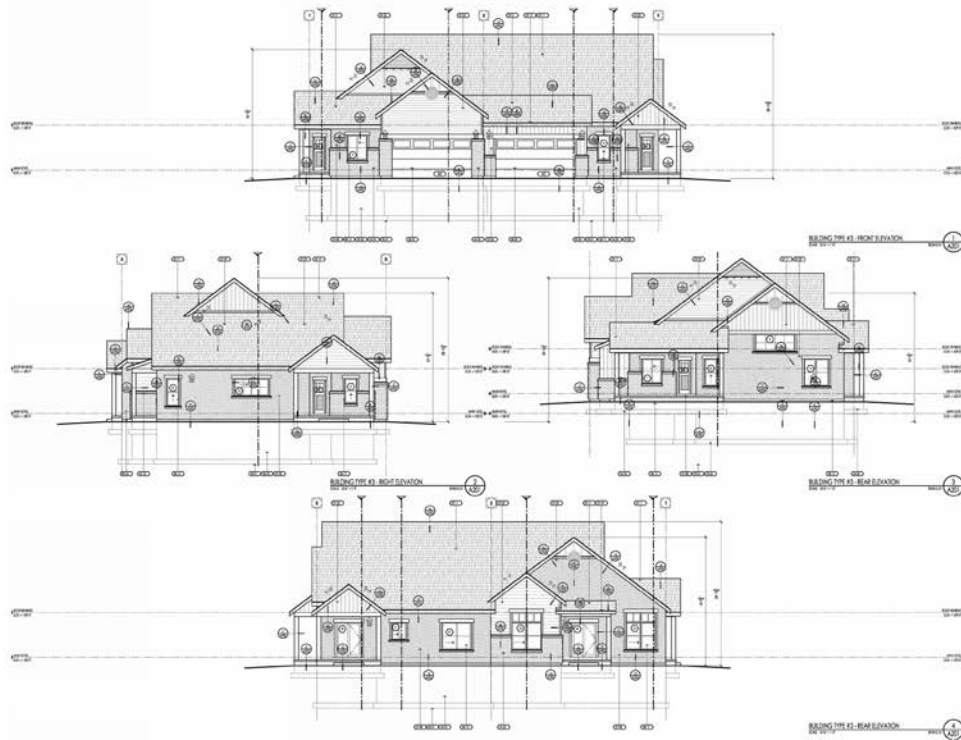
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THE MEADOWS AT MILLCREEK

1300 EAST, SALT LAKE CITY, UTAH

EXTERIOR ELEVATIONS

D202

NOV 7, 2018