



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: Mount Olympus Community Council
Meeting Date: August 13, 2019

RE: Rezone from R-1-21 to R-1-10 and adjust Foothill and Canyon Overlay Zone (FCOZ) boundary at approximately 3898 East Thousand Oaks Circle

Applicant: Midway Hospitality Partners, LLC

File No.: ZM-19-015

Request

Millcreek Planning and Zoning Department is seeking your input on a request by Midway Hospitality Partners, LLC to rezone properties located approximately at 3898 East Thousand Oaks Circle from R-1-21 to R-1-10 as a precursor to adjusting the boundaries of 6 parcels into 5 parcels by way of a plat amendment. The applicant is also proposing to adjust the Foothills and Canyons Overlay Zone boundaries (FCOZ). Although the act of approving a rezone request and zone map amendment must be executed by the Millcreek City Council, a recommendation from the community council and planning commission is required.

Existing Land Use and Proposed Change

The six (6) subject properties are currently located between Thousand Oaks Circle cul-de-sac and the Covecrest Drive cul-de-sac. Three (3) of the six subject parcels accessed from Thousand Oaks Circle are recognized as lots 1523, 1524, and 1525 of the Mt. Olympus Hill No. 15 Subdivision plat recorded in 1978. See File #3081584 at the Salt Lake County Records Office for more information. Lot #1523 is vacant. Lots #1524 and #1525 each have single-family dwellings located on them. The remaining 3 subject parcels are vacant and are not part of a platted subdivision. Staff research indicates that the three parcels were created in the late 1980's from a larger 4.71-acre parcel. The remaining non-platted lots consist of a swimming pool, tennis court and other accessory structures. Some of which straddle and cross property lines. 2 of the parcels could be accessed from Covecrest Drive. All of the subject parcels with exception of Lot #1523 (R-1-10) of the Mt. Olympus Hill No. 15 Subdivision plat are zoned R-1-21.

The developer is proposing a plan that is a series of property boundary changes that will result in a 5-lot subdivision plat or plat amendment. The plan requires the properties to be rezoned from R-1-21 to R-1-10 to meet minimum property area requirements which is consistent to the zoning of the adjoining properties along Thousand Oaks Circle and Covecrest Drive. The developer is also seeking to adjust the



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boundary of the Foothill and Canyon Overlay Zone FCOZ. By doing so, one of the subject parcels is removed from the FCOZ and becomes subject to the Residential Compatibility Overlay (RCOZ) Zone and will be consistent with the adjoining properties.

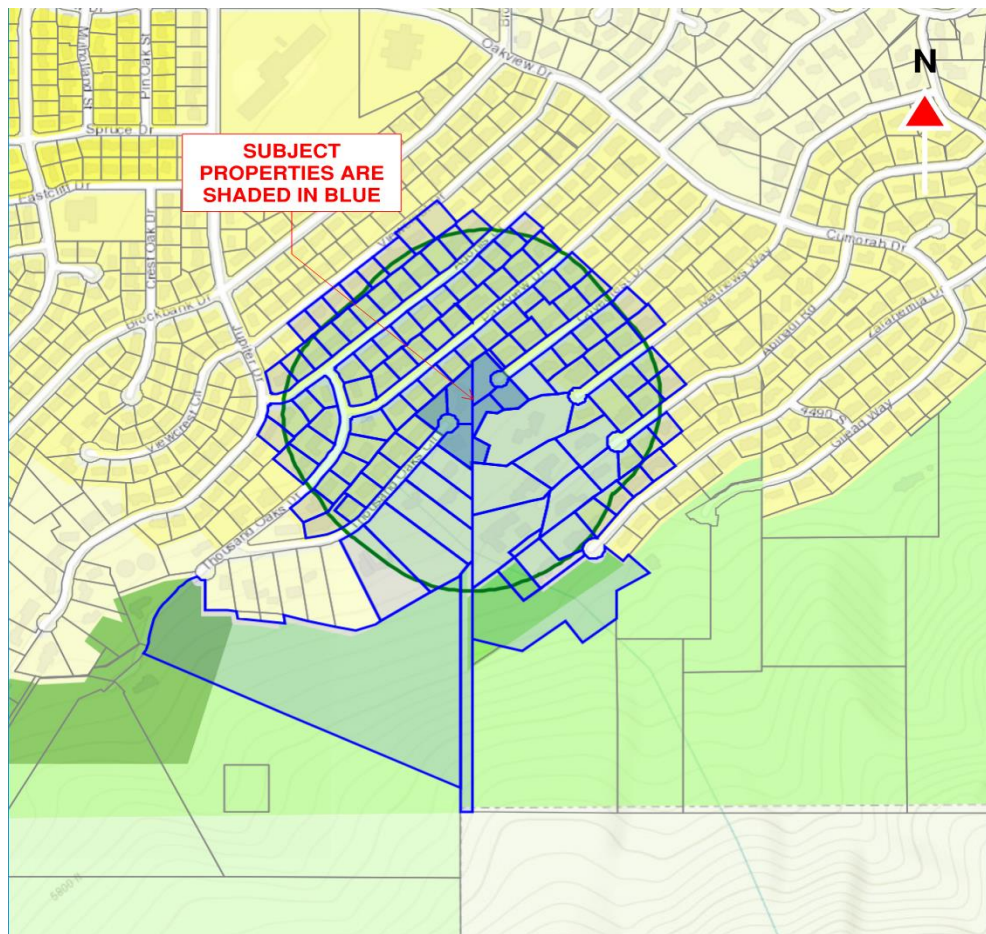
Community Council Action

As per Chapter 2.56.100 of the Millcreek City Code, staff is seeking Mount Olympus Community Council's input on the proposed rezone. Specifically, or not if the proposal is appropriate to the existing area and are encouraged to make recommendations concerning the application to the city planning commission.

Attachments

Notice location map, Existing parcels, Zone Map, Proposed site plan and Topo Map

NOTICED PROPERTIES





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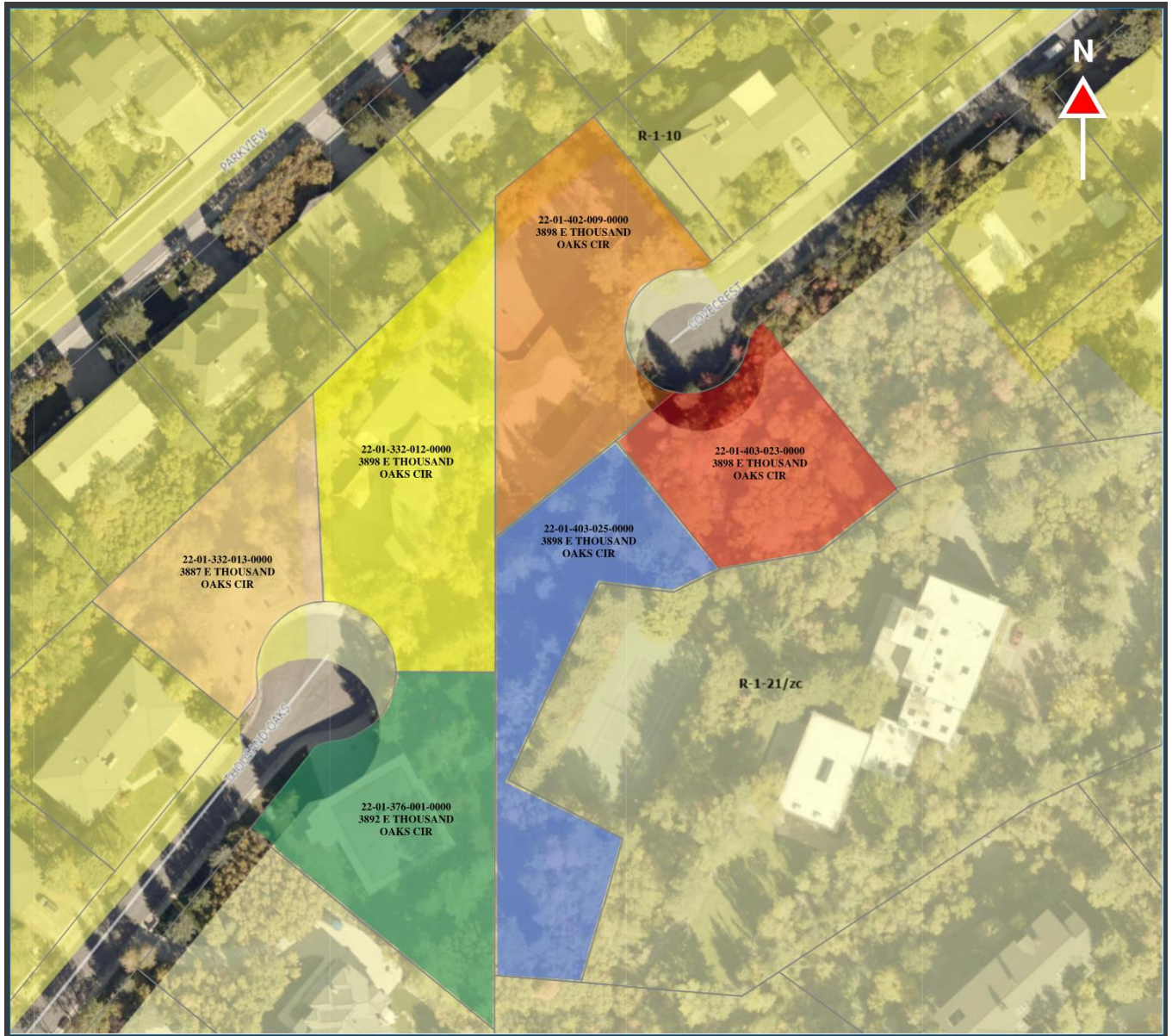
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SUBJECT PROPERTIES



*Color coated parcels is merely for easy identification of parcel boundaries



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ZONES





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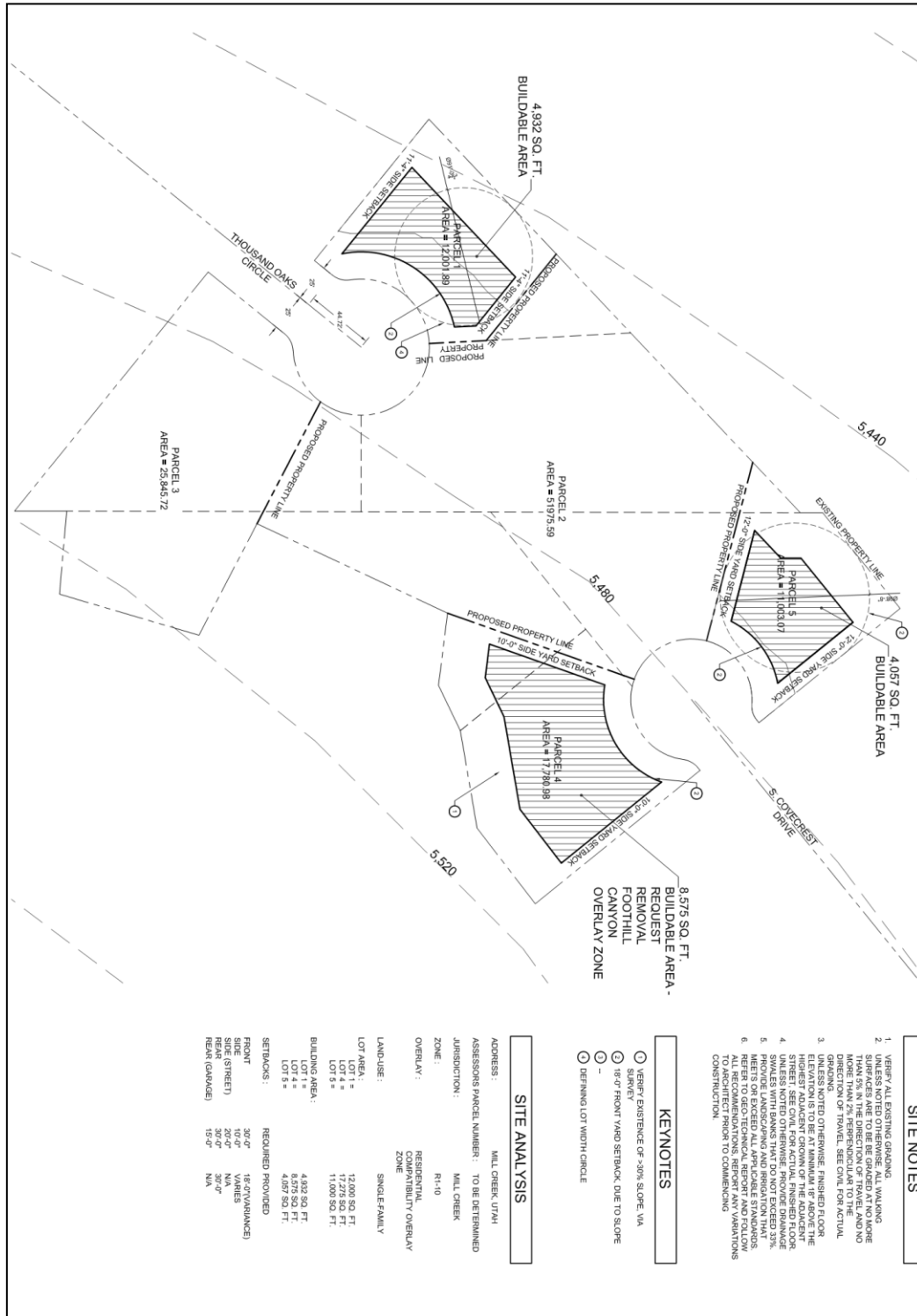
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SITE PLAN





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TOPO AND PROPOSED PROPERTY LINES

