



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: November 5, 2019

RE: Rezone property located at 828 E. 4125 S. from R-2-10 to R-1-5 to
subdivide the property

Applicant: Aldo Arnone

File No.: ZM-19-017

Request

Millcreek Planning and Community Development is seeking your input on a request by Aldo Arnone to rezone property located at 828 E. 4125 S. from R-2-10 to R-1-5 to facilitate the subdivision of the property to create to new single-family lots at the end of Grand Cayman Drive. The subject property is a .57-acre parcel with a single-family home on it along with a detached garage. It is adjacent to R-1-5, R-1-10 and R-2-10 zoning and abuts Grand Cayman Drive on its west lot line. The Planning Commission will discuss this matter at their meeting on **Wednesday, November 20, 2019 at 5:00 pm.**

Existing Land Use and Proposed Change

The property is a narrow deep parcel fronting on 4125 South and adjacent to Grand Cayman Drive. The applicant would like to divide this property into 3 parcels, one facing 4125 South and two at the end of Grand Cayman Drive. In order to create the two new lots, he needs to rezone it to allow for 5,000 square foot lots which the R-1-5 allows. The rest of Grand Cayman Drive is zoned R-1-5 as are properties to the east of the property.

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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ZONING MAP





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Aerial Map





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Proposed Subdivision (not part of this application for zone change)



The proposed subdivision would provide a hammerhead turnaround rather than a cul-de-sac to enable a future connection of Grand Cayman Drive to 4170 South to the east.

Attachments

Application

Affidavit

Letter of intent

**Planning Services**

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File #

Land Use & Development Application

Zone: _____ Community Council: _____ Planner: _____

Parent File #: _____ Date: _____

Property Address: 828 E. 4125 S. Parcel #: 22051030100000Name of Project Canepari Acres Property Acreage: .57

Please describe your request:

Re-zone subject property to R-1-5 which is the zoning of the adjacent lots.

New Development:

- ☐ Conditional Use
- ☐ Permitted Use
- ☐ Subdivision # lots: _____
- ☐ PUD #lots: _____

Modify an Existing Development:

- ☐ Change Conditions of Approval
- ☐ Change the Site Plan
- ☐ Condo Conversion
- ☐ Lot Consolidation
- ☐ Lot Line Adjustment
- ☐ Mobile Store
- ☐ Signs
- ☐ Billboards

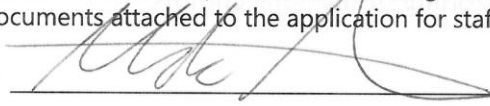
Other:

- ☐ Exception Request
- ☐ General Plan Amendment
- ☐ GRAMA (Records Request)
- ☐ Land Use Hearing
- ☐ Non-Conforming
- ☐ RCOZ Appeal (Option C)
- ☐ Research Request
- ☒ Re-zone
- ☐ Right-of-Way Improvement Permit
- ☐ Vacate a Street

Is a key or gate code required to access the property? ☐ Yes ☒ No If yes, code: _____
(or provide driving directions to property):

APPLICANT'S NAME:First: Aldo Last: Arnone Initial: JAddress: 633 E. Hollywood Avenue City: Salt Lake City State: UT Zip: 84105Phone: 435.655.5069 Cell: same Email: aldo.arnone@gmail.com**Property Owner(s):**First: Renzo Last: Canepari Initial: E.Address: 828 E. 4125 S. City: Millcreek State: UT Zip: 84107Phone: 801.266.8069 Cell: n/a Email: n/a**Professional(s):** ☒ Engineer ☐ Architect ☐ OtherCompany: McNeil Engineering Contact: Rob PoirierAddress: 8610 S. Sandy Parkway City: Sandy State: UT Zip: 84070Phone: 801.255.7700 Cell: n/a Email: rob@mcneileng.com**NOTE: all correspondence will be sent to the applicant's address:*

To facilitate the land use notice and review process, the undersigned hereby authorize the City to reproduce this application and all documents attached to the application for staff, officials, and the interested public:

Applicant's Signature: Date 10/16/19

**Planning Services**

3330 South 1300 East, Millcreek, Utah 84106

Phone: (801) 214-2750

Millcreek.us

File #

AFFIDAVIT - Property Owner

STATE OF UTAH

}

} ss

COUNTY OF SALT LAKE

}

I (we) Renzo Canepari being duly sworn, depose and say that

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

828 E. 4125 SO. Millcreek UT 84107My (our) signature below attests that I (we) have reviewed the proposal by Aldo Amone
requesting review and approval of Canepari Acres

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

Renzo Canepari

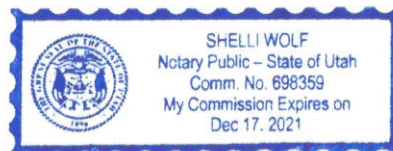
Property Owner

Subscribed and sworn to me this 4th day of October, 2019.

Notary:

Shelli Wolf

Residing in Salt Lake County, Utah



Aldo Arnone
633 E. Hollywood Avenue
Salt Lake City, UT 84105

October 16, 2019

Blaine Gerhing
Millcreek City
3330 S. 1300 E.
Millcreek, UT 84106

RE: 828 E. 4125 S. - Re-zoning to R-1-5 from R-2-10

Blaine,

I am requesting the re-zoning of the subject property to R-1-5 from R-2-10. The intent of the project is to develop two single family homes once the property has been sub-divided and the road extended. The current zoning does not fit the parameters for single family use with a lot size of ~5,000 sf. This zone change would align with the adjacent parcels to the west of the property.

Sincerely,

Aldo Arnone