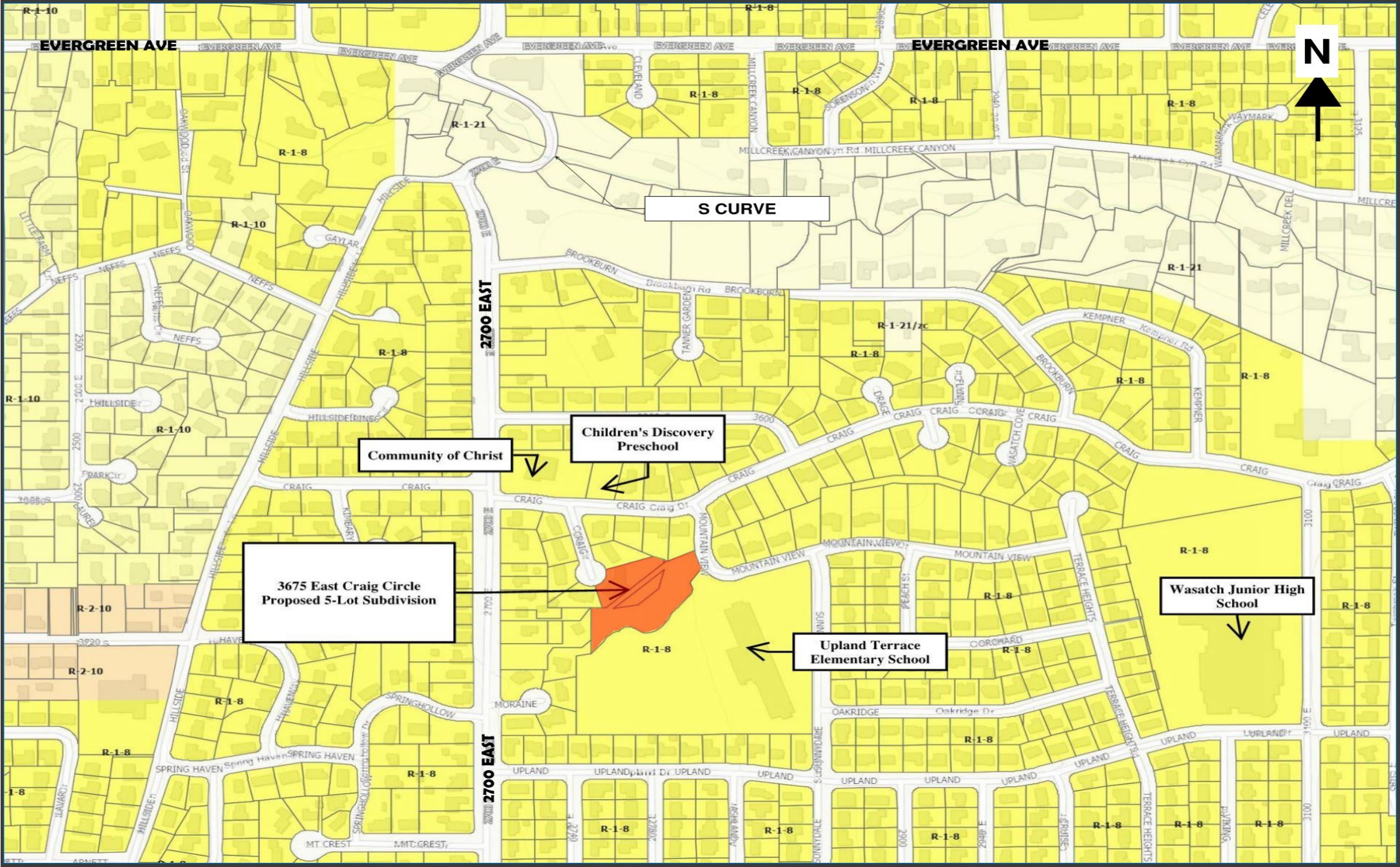


SD-19-014
Millcreek Gully

**Proposed Subdivision consisting of
5 lots**

located at 3675 South Craig Circle



S CURVE

Community of Christ

Children's Discovery Preschool

3675 East Craig Circle
Proposed 5-Lot Subdivision

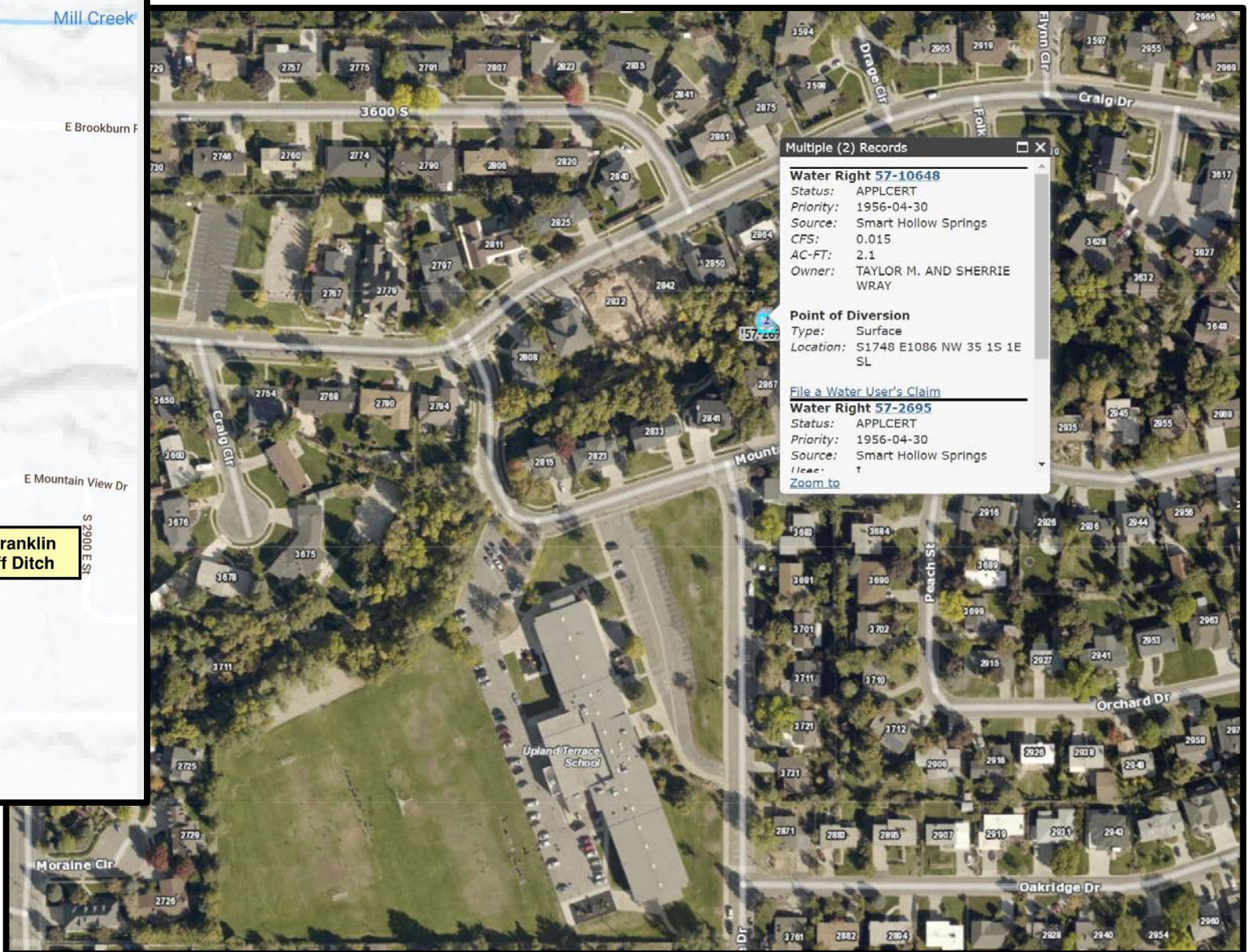
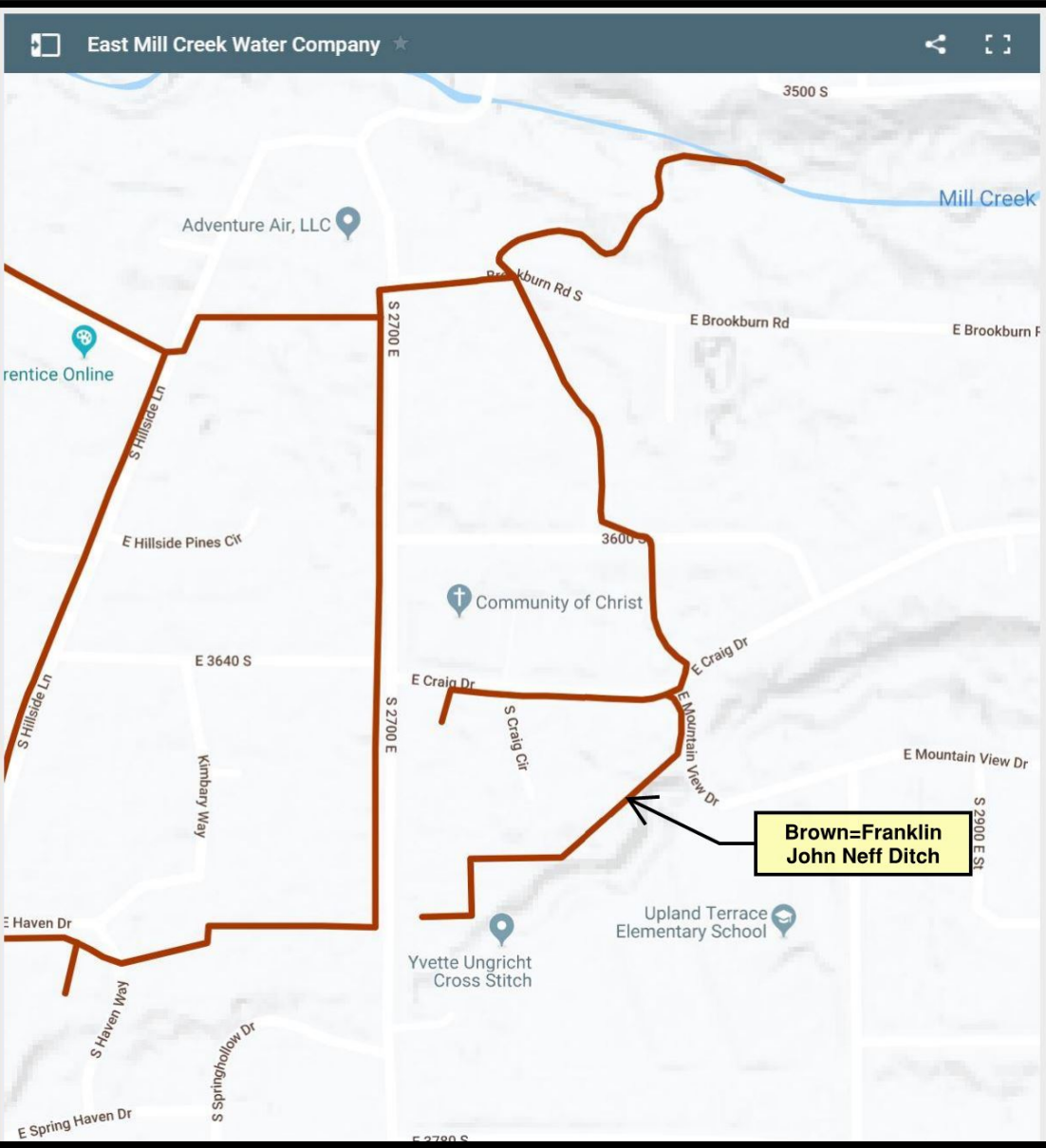
Upland Terrace Elementary School

Wasatch Junior High School

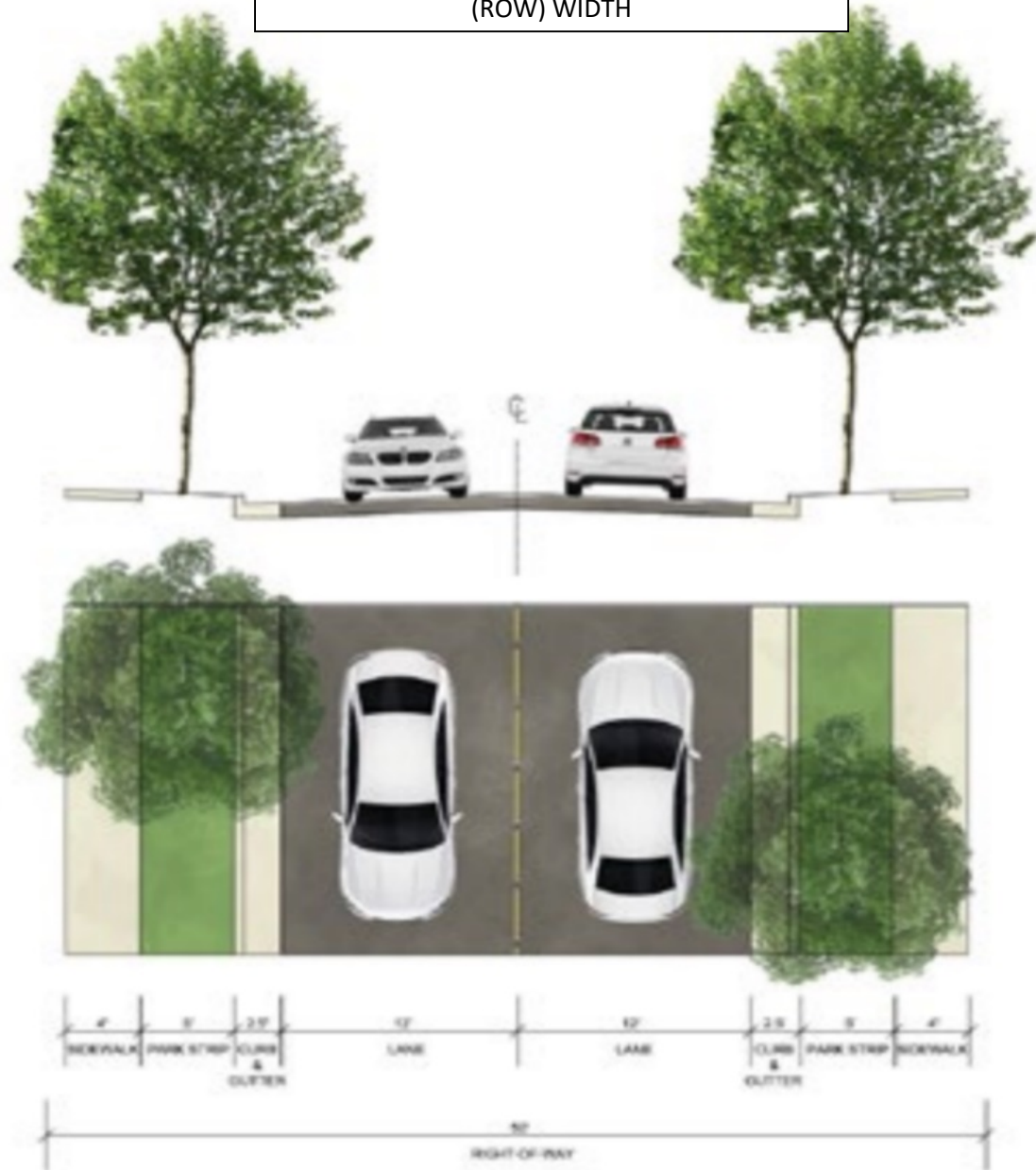








STANDARD 50' LOCAL ROAD RIGHT-OF-WAY
(ROW) WIDTH

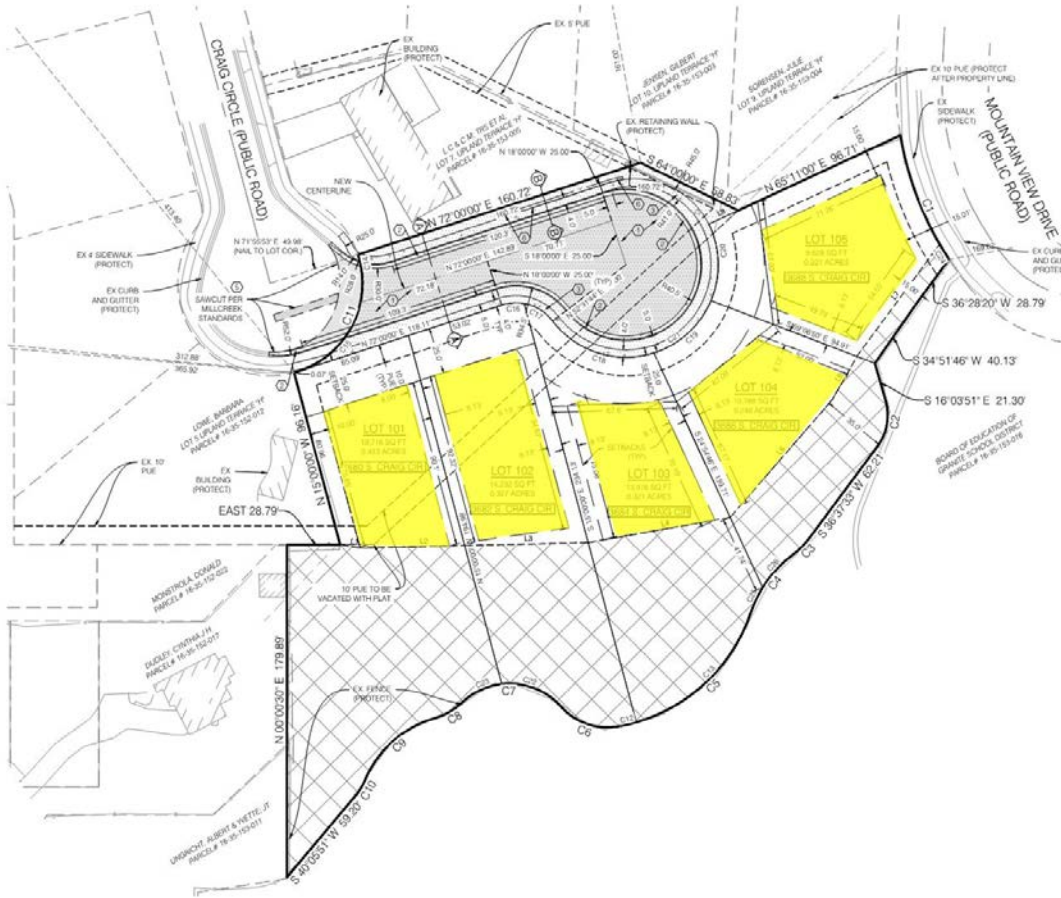


The remaining buildable area will be subject to the design standards and setbacks of the Residential Compatibility Overlay (RCOZ) Zone and envelope.

Such standards at minimum will:

- Reduce the building height to a max of 28 feet from natural grade.
- Reduce maximum lot coverage of all buildings and structures to a maximum of 33%.
- Reduce massing and scale of buildings
- Require the side yard setbacks to be at least twenty-five percent of the lot width with no side setback less than (8) eight feet.

***A maximum of 33% lot coverage is taken from the entire property including the easement area and applied to the remaining buildable area.**





18.20.040 Lots

The lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for buildings and be properly designed according to topography, the character of surrounding development, and to existing requirements.

Staff finds that the following concerns effect the character of the surrounding development and would advise Planning Commission to consider these concerns into their decision.

1. **Millcreek General Plan. Chapter 3.1, Unique Neighborhoods. CHARACTER. GOAL N-1:** Preserve and enhance the physical elements that define each neighborhood's character. *Strategy 1.5: Ensure that new infill development is compatible with existing neighborhoods by regulating structure sizes and heights; building forms and materials; yard setbacks; streetscape character; height and bulk transitions; buffering; and other factors.*
2. **Lot Width:** The lot width arrangement does not conform to the neighborhood as most lots in the immediate area are on average 80-90 feet wide making the placement of the home not only more desirable but wide enough that a traditional home can be placed as to not impact the neighbors, respect view sheds, and still meet lot coverages and setbacks. While homes in the area can be big and bulky but their widths are wider accommodating the size.
3. **Topography:** Historically, the lot arrangements, according to the area's topography, have been placed as such to preserve the ravines, gullies and natural water channels. Development has been built right up to the edge in some cases, but the majority of the dense tree filled ravines and gullies have been preserved, which is a feature of the area that makes it unique.

PLANNING COMMISSION RECOMMENDATION

Planning Staff recommends to the Millcreek Planning Commission to **continue subdivision application SD-19-014 until a more suitable and compatible development can be proposed** based on staff findings located in the staff report.

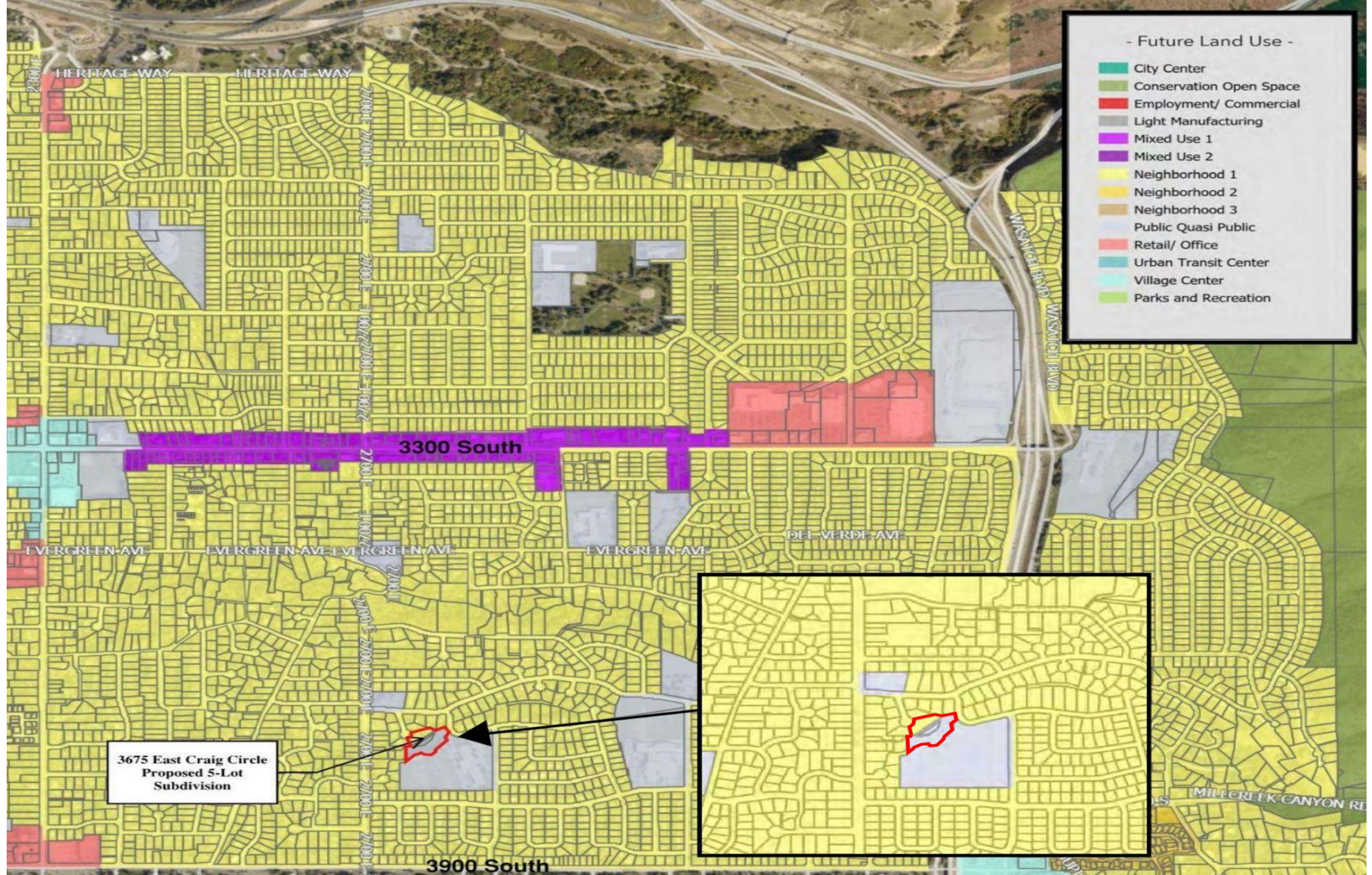
If approved, the minimum following conditions must be met prior to the city approving the plat.

- 1. The applicant is required to obtain the approval from the East Millcreek Water Company and signature on the recorded plat.**
- 2. The applicant is required to obtain any approvals and permits required by the Utah State Water Rights Division and Army Corps of Engineers.**
- 3. The applicant is required to conduct a tree preservation plan that inventories all significant trees and their replacement, caliper for caliper, prior to any excavation or demo permits being issued in addition to meeting all the requirements found in Chapter 19.77 Water Efficient Landscape Design and Development Standards of the Millcreek Code.**
- 4. The applicant is required to plat buildable areas that meet the requirements of the Residential Compatibility Overlay Zone.**
- 5. No light source (light bulb, fluorescent tube, or other direct source of light used to illuminate a parking area) shall be visible beyond the property line of any off-street parking area as required by Section 19.80.030 of the zoning ordinance.**
- 6. The applicant will comply with all requirements established through the subdivision technical review process prior to receiving final plat approval.**
- 7. All requirements found in Title 18 (Millcreek Subdivision Code) shall be met, including all applicable fees and bonding, including addressing and surveying fees.**
- 8. The applicant will comply with all requirements of the Unified Fire Code, subject to approval by the Fire Marshal.**
- 9. The applicant shall obtain a complete review for an approved building permit and shall continually comply with the requirements of Millcreek City, Salt Lake City Department of Public Utilities, and the S. L. City Suburban Sewer District.**
- 10. Any modifications to these approved plans must be approved by the Planning Director.**
- 11. All items of the staff report.**

MODEL MOTION

“Motion to continue subdivision application SD-19-014 until a more suitable and compatible development can be proposed based on staff findings located in the staff report.”





Work completed for approval of subdivision

- Engineering of road and lots
- Two separate Geo Technical studies to verify soil conditions and viability of building on this lot.
- Third party review of Geo Technical study that verified original study.
- Architectural design. This was requested by Millcreek to give a visual representation of what might be build on these lots.
- Verification that property can be served by all utilities.

Millcreek Staff Points of concern

Citing 18.20.040 as referencing character as a consideration and defining lot width as a characteristic of and therefore lot width as a measurement for approval for our development.

- There is nothing in the ordinance that we could find indicating that “the character of surrounding development...” includes lot width. The reason for the zoning is so that those who want to comply will have a minimum. It doesn’t say in the zone or even in this section that we must take an average of the lot width. In fact, if you use that theory, the minimum lot area is 8,000 s.f. or 0.17 acre. The average lot size for this subdivision is 0.31 acres. The minimum density of this zone R-1-8 is 4.5 units per acre. The density of this subdivision is 2.5 units per acre.

- A licensed architect and engineer were hired to make sure the homes will fit on these lots and where applicable will conform with the neighborhood character and work well with the open space left on the property.

- The reason for the R-1-8 zoning is that the lot widths don't go below the minimum. If they wanted this area to be more than the minimum, then another zone would be required. There is absolutely nothing in the zone that says we need to take an average for the lot width and the character of the lot is not directly tied to the lot widths. There are lots within 300' that are substantially less than the required minimum in this zone. One is 55', one 50', and one is 42'. The minimum lot width in the R-1-8 zone is 65 feet and we have held to this width.

A concern that: all lots shown on the preliminary and final plats must conform to the minimum requirements of the zoning title, if any, for the zone in which the subdivision is located, and to the minimum requirements of the health department for water supply and sewage disposal.

- We meet all the requirements for the R-1-8 zone in the RCOZ.

A concern that: each lot shall abut on a street shown on the subdivision plat or on an existing publicly dedicated street which has become public by right of use and which is more than twenty-six feet wide, or have an approved access via private right-of-way to a public street shown on the plat. A particular concern was voiced that: Double frontage lots shall be prohibited except where unusual conditions make other designs undesirable.

- We reconfigured the lots to allow the front to be on the new cul-de-sac and will show no vehicular access or driveways allowed on the other street.

As cited on page 5 of the Millcreek report of our project:

- 30,256 sq ft will be preserved and located in a protective easement.
- Only .88 acres of this 2-acre project will be designated as buildable area.
- Homes will not be built over 28' of natural grade.
- We will be required to follow all design standards in the RCOZ zone.
- The minimum lot size in the R-1-8 zone is 8,000 s.f. or 0.18 acres. The average lot size for this new 5 lot subdivision is 0.31 acres.
- The maximum density of an R-1-8 zone is 4.5 units/acre. The density of this subdivision is 2.5 units/acre.

As cited on page 11 of the Millcreek report of our project the 11 conditions suggested for approval, along with all additional engineering and architectural work that has been done, insures this is a project that is safe and meets all required standards. This project also meets or exceeds Millcreek standards by building within the R-1-8 and RCOZ standards and going beyond any requirements for preservation of important green areas.

PLANNING COMMISSION RECOMMENDATION

Planning Staff recommends to the Millcreek Planning Commission to continue subdivision application SD-19-014 until a more suitable and compatible development can be proposed based on staff findings located in the staff report. If approved, the minimum following conditions must be met prior to the city approving the plat.

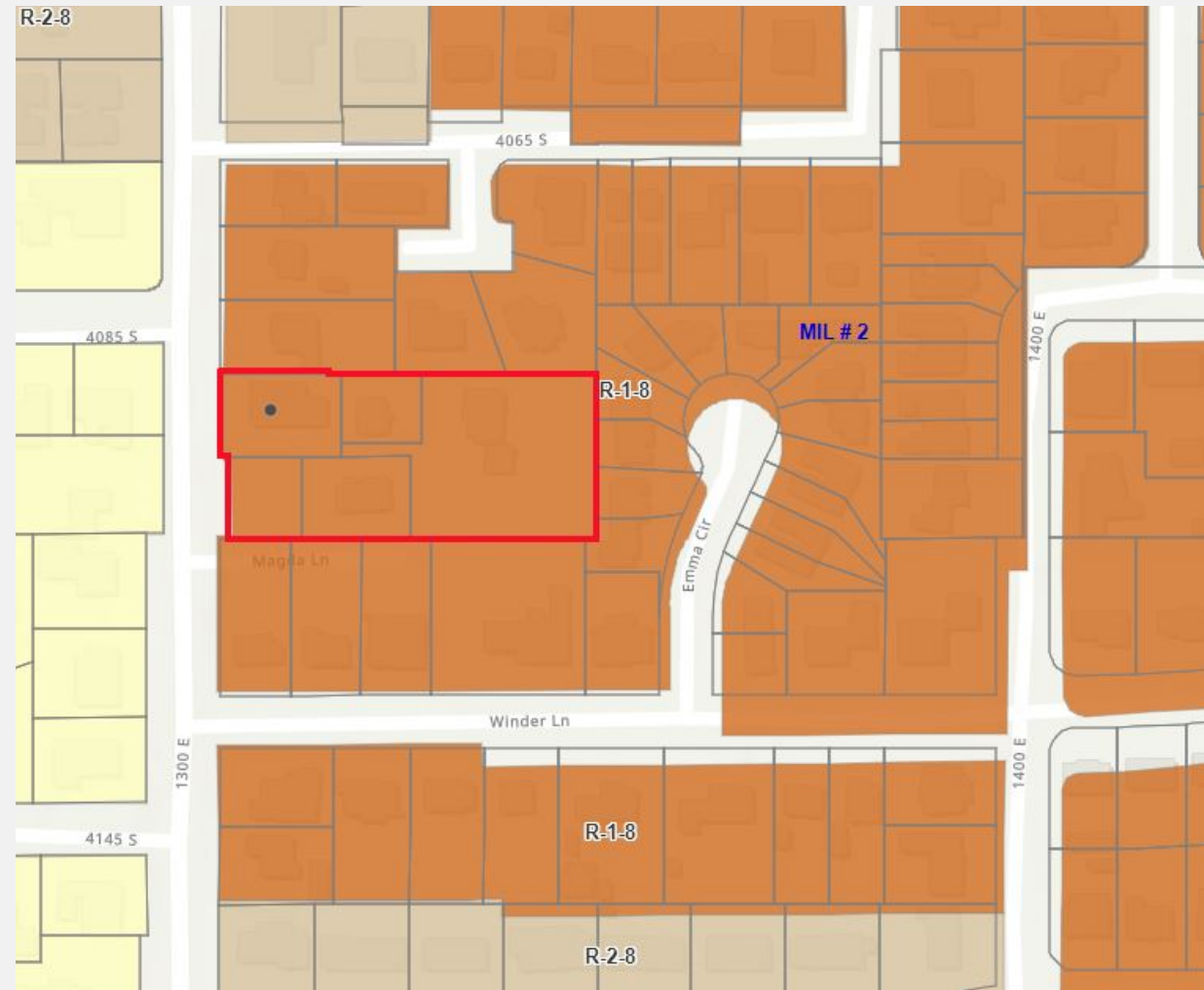
1. The applicant is required to obtain the approval from the East Millcreek Water Company and signature on the recorded plat.
2. The applicant is required to obtain any approvals and permits required by the Utah State Water Rights Division and Army Corps of Engineers.
3. The applicant is required to conduct a tree preservation plan that inventories all significant trees and their replacement, caliper for caliper, prior to any excavation or demo permits being issued in addition to meeting all the requirements found in Chapter 19.77 Water Efficient Landscape Design and Development Standards of the Millcreek Code.
4. The applicant is required to plat buildable areas that meet the requirements of the Residential Compatibility Overlay Zone.
5. No light source (light bulb, fluorescent tube, or other direct source of light used to illuminate a parking area) shall be visible beyond the property line of any off-street parking area as required by Section 19.80.030 of the zoning ordinance.
6. The applicant will comply with all requirements established through the subdivision technical review process prior to receiving final plat approval.
7. All requirements found in Title 18 (Millcreek Subdivision Code) shall be met, including all applicable fees and bonding, including addressing and surveying fees.
8. The applicant will comply with all requirements of the Unified Fire Code, subject to approval by the Fire Marshal.
9. The applicant shall obtain a complete review for an approved building permit and shall continually comply with the requirements of Millcreek City, Salt Lake City Department of Public Utilities, and the S. L. City Suburban Sewer District.
10. Any modifications to these approved plans must be approved by the Planning Director.
11. All items of the staff report.

***REZONE FROM
R-1-8 TO R-2-6.5
1315 MAGDA LANE***

**Salem Holdings is
requesting the rezone of
properties located at 1315
Magda Lane from R-1-8 to
R-2-6.5 to facilitate the
development of a twin-
home PUD on the
property.**



**The subject properties
total 1.26 acres with a
single-family home and
three duplexes on them.
They are adjacent to R-
1-8, R-1-10 and R-2-8
zoning with access off of
1300 East.**



The applicant would like to demolish the existing single-family home, renovate the existing duplexes and build four new twin homes and a new single-family home in a PUD. While the existing duplexes are legally non-conforming, to create the PUD with new twin homes, the R-2-6.5 zone is required.



RECORD LEGAL DESCRIPTION

4101 S. 1300 E. BEG 7 FT. E. FR SW COR LOT 7, BLK 2, TEN AC PLAT A, BIG FIELD SUR, E 70 FT, N 78 FT, W 79 FT, S 78 FT TO BEG. 0.13 AC, M OR L.

1311-1315 E MAGDA LN BEG N 78 FT FR SW COR LOT 7, BLK 2, TEN AC PLAT A, BIG FIELD SUR, N 79 FT, E 113 FT, S 79 FT, W 113 FT TO BEG. 0.21 AC.

1315-1319 E MAGDA LN BEG 156 FT N & 115 FT E FR SW COR LOT 7, BLK 2, TEN AC PLAT A, BIG FIELD SUR, S 80 FT, E 75 FT, N 65 FT, W 75 FT TO BEG. 0.4 AC, M OR L.

1319-1320 E MAGDA LN BEG 77 FT E FR SW COR LOT 7, BLK 2, TEN AC PLAT A, BIG FIELD SUR, N 78 FT, E 103 FT, S 78 FT, W 103 FT TO BEG. 0.18 AC.

1321-1323 E MAGDA LN BEG E 180 FT FR SW COR LOT 7, BLK 2, TEN AC PLAT A, BIG FIELD SUR, E 156 FT, N 194 FT, W 166 FT, S 155 FT, N 75 FT, S 13 FT, E 65 FT, S 75 FT TO BEG. 0.81 AC.

NEW LEGAL DESCRIPTION

LEGAL DESCRIPTION OF PUD:
BEG 156 FT N & 77 FT E FR SW COR LOT 7, BLK 2, TEN AC PLAT A, BIG FIELD SUR, E 155 FT, N 53 FT, E 74 FT, S 53 FT, E 70 FT, S 156 FT, W 349 FT, N 156 FT TO BEG. 1.21 AC, M OR L.

LEGAL DESCRIPTION OF LAND PURCHASE FROM NEIGHBORING PROPERTY:
BEG 184 FT N & 12 FT E FR SW COR LOT 7, BLK 2, TEN AC PLAT A, BIG FIELD SUR, E 74 FT, N 54 FT, W 74 FT, S 54 FT TO BEG. 0.81 AC, M OR L.

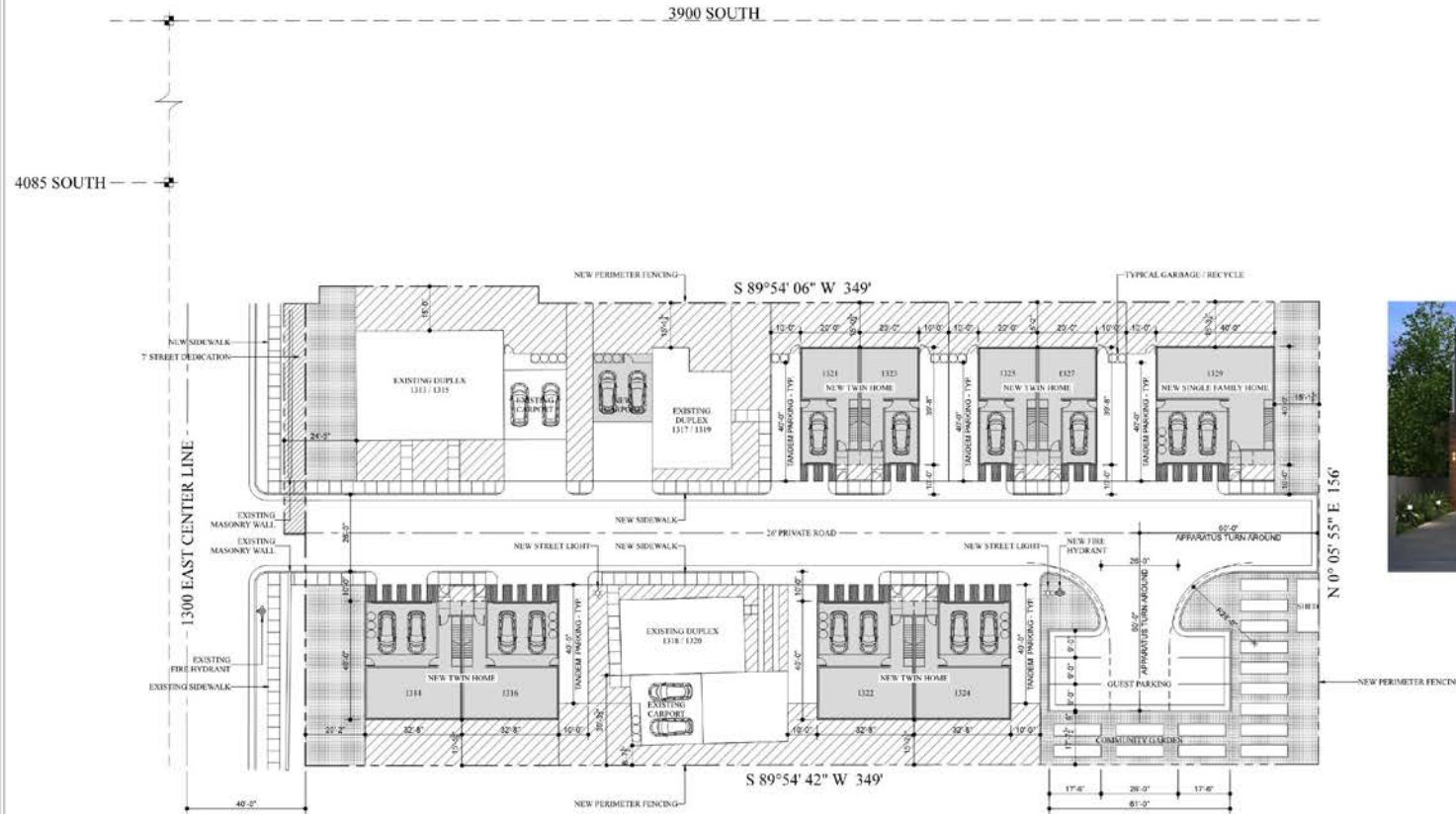
LEGAL DESCRIPTION OF LAND TO BE DEDICATED TO THE CITY STREET:
BEG 78 FT N FR SW COR LOT 7, BLK 2, TEN AC PLAT A, BIG FIELD SUR, N 78 FT, E 7 FT, S 78 FT, W 7 FT TO BEG. 0.01 AC, M OR L.

DRAWING LEGEND

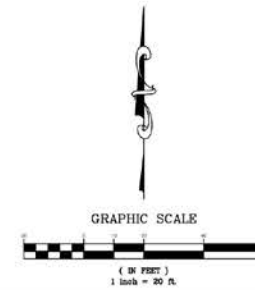
- BOUNDARY LINE (SUBJECT PROPERTY)
- STREET MONUMENT LINE
- FENCE
- STRUCTURE - HOUSE/GARAGE
- STREET MONUMENT (FOUND)
- FOUND REBAR TAG LS 7731
- COMMON OPEN SPACE
- PRIVATE OPEN SPACE

SQUARE FOOTAGE SUMMARY

OPEN SPACE CALCULATION	AREAS (S.F.)
TOTAL P.L.D.	33,562
PRIVATE STREET	(NOT INCLUDING T. DEDICATION)
P.U.D. - PRIVATE STREET	10,266
COMMON OPEN SPACE	13,763 - 10,266 = 4,497
PRIVATE OPEN SPACE	8,609
DRIVEWAYS & GUEST PARKING	11,401
BUILDING AREAS	26,497
TOTAL OPEN SPACE	6,907
COMMON + PRIVATE	15,530
OPEN SPACE PERCENTAGE	21,010 / 43,497 = 48%
LOT COVERAGE	
BUILDING AREAS / P.U.D. - STREET	21,010 / 43,497 = 35%
TOTAL PRIVATE PARKING	42 SPACES
TOTAL GUEST PARKING	6 SPACES



PRELIMINARY RENDERING



PRELIMINARY P.U.D. PROPOSAL & ZONING CHANGE TO R-2-6.5

**At their meeting on December 3,
2019, the Millcreek Community
Council unanimously
recommended approval of this
proposed rezone with a
development agreement.**

Staff recommends the Planning Commission continue this application in order for staff to gather further information for a development agreement.

Motion to continue rezone ZM-19-012 at 1315 Magda Lane from R-1-8 to R-2-6.5.

ZM-19-018

Property Address: 967 E Garden Dr

Request: Rezone from
R-1-10 to R-1-6

Applicant: Peter Tolman

Planner: Erin O'Kelley

Planning Commission: 12/18/2019



Summary

The applicant would like to demolish the existing house on the property and do a two-lot subdivision for two new single-family homes to be built. In order to qualify for a flag lot subdivision under the Millcreek code the applicant must apply for the subdivision under the R-1-6 zone to meet setback and area requirements.



Existing Conditions

The existing lot is located on an interior local neighborhood street surrounded by single-family housing. The lot currently does not have any public improvements along the street. The existing road width is approximately 26 feet wide. The existing house was built in 1949 with a remodel in 1996. There are a lot of mature trees on the property in the back yard. Both driveways on the property are dirt.



Current Zoning

Property is currently zoned R-1-10 on an interior neighborhood street. Other properties along the street have various zoning designations such as R-1-5, R-4-8.5, and R-2-10.



General Plan Considerations

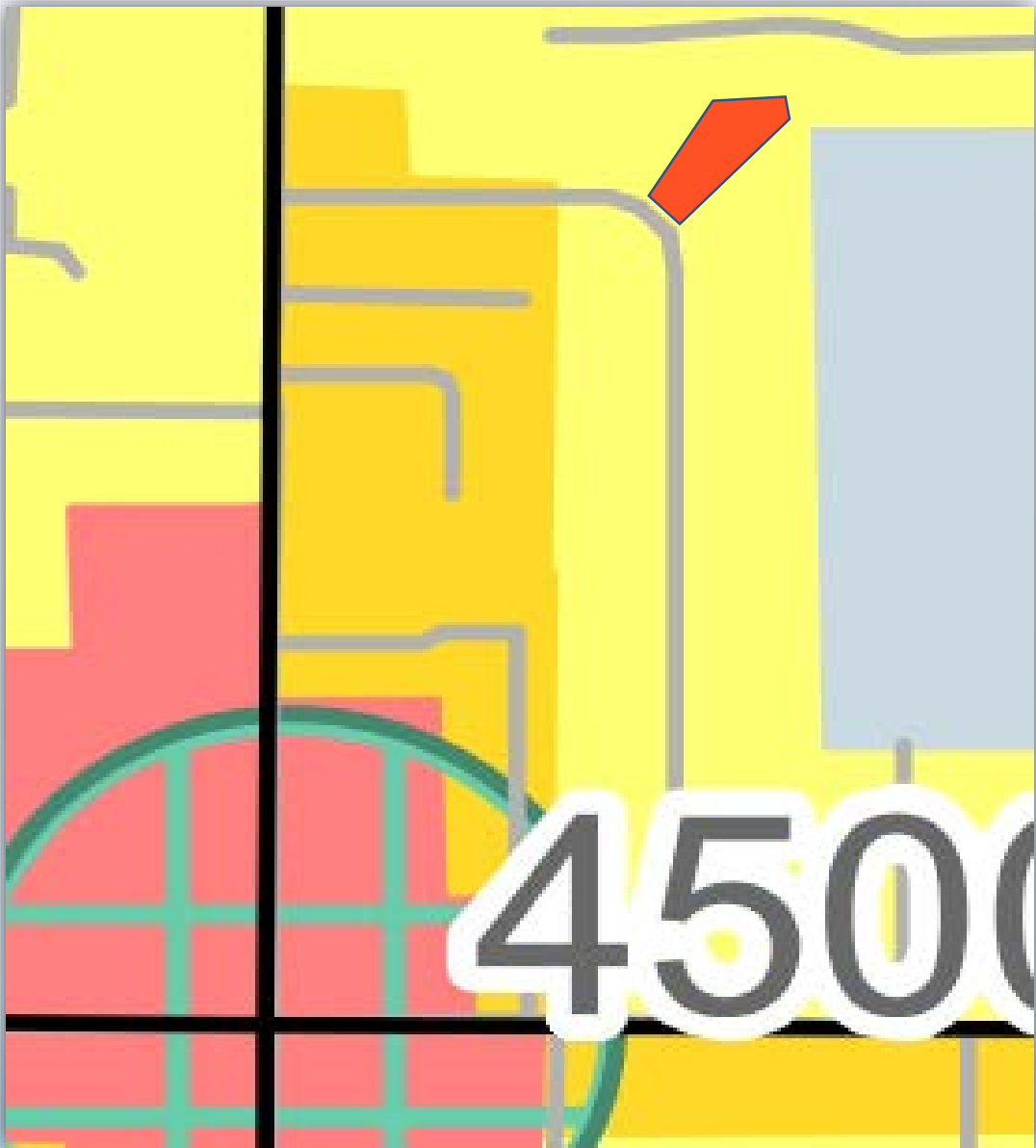
Subject property is designated neighborhood 1. This designation is specifically for single-family neighborhoods.

The density recommendation is 1-6 dwellings per acre.

The existing single-family house on 20,908 square feet is a density ratio of 2 units per acre.

The rezone to R-1-6 would create a density ratio of 4 units per acre.

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.
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General Plan Considerations

Staff recommends a finding that the proposal is compatible with the Millcreek General Plan and future land use map under the following considerations:

- The proposal is catered to single-family development.
- The proposal does not exceed the maximum density ratio allowed in neighborhood 1 (6 units per acre).
- The proposal located near amenities, such as grocery stores (page 34. General Plan).
- The proposal supports the redevelopment of an underperforming property.
- The proposal encourages additional invest in the neighborhood.
- The proposal stays within the existing mass, scale, and height of the immediate neighborhood.

3.3.7 ESSENTIAL QUESTIONS FOR ZONING, DEVELOPMENT AGREEMENTS, AND CITY INITIATIVES

Realizing that not all these questions will be applicable to every decision, these questions should be considered as a tool to focus on and promote implementation of our Unique Neighborhoods theme. Does the application or initiative:

1. *Support adopted and relevant small area and neighborhood plans?*
2. *Encourage additional investment or reinvestment in neighborhoods?*
3. *Positively contribute to a diversity of affordable housing choices?*
4. *Stay within the existing mass, scale, and height of the immediate neighborhood?*
5. *Create options for new gathering areas or centers where possible?*
6. *Support the redevelopment of blighted and/or underperforming properties?*
7. *Enhance the connection of neighborhoods to trails, parks, recreation, and open spaces?*
8. *Enhance cultural, historical, educational, and/or human service opportunities to support neighborhoods?*

Neighborhood Meeting

Applicant held their own neighborhood meeting and sent out notices to residents. The general comments received were as follows:

- Privacy Concerns for immediate neighbors.
- New development would be better than remodel of existing.
- Make sure the project demonstrates strong investment in the long term vitality of the neighborhood.
- Increase in density as a general concern.
- Strong emphasis on home ownership.
- Parking for two houses rather than one was a concern.

Other Concerns:

Staff has received concerns that address the following:

- The proposal fundamentally changes the way the neighborhood is being developed. (Flag lots vs. large single family homes.)
- The 9 households that have built or remodeled their homes since 2000 have done so under the existing zoning. It is unfair to change the zoning for one lot after several others have made economic decisions without requesting zoning changes.
- The neighborhood is not in need of a zoning change to bring about investment. It is happening under the existing zoning. (The homes with stars below have all been built, rebuilt, or remodeled since 2004.)
- Contrary to the assertions already made, several neighbors are not in support of this change. (Particularly, Mary Gaitin, who would have a large home across her back fence at 20 feet.) The original discussions with neighbors had few details and do not currently appear to represent the opinions of several residents.
- I have ongoing concerns over the viability of the proposed subdivision and concerns that to make the new lots viable will necessitate further code variance requests.

Development Agreement

Staff is recommending that a proposed development agreement address the following:

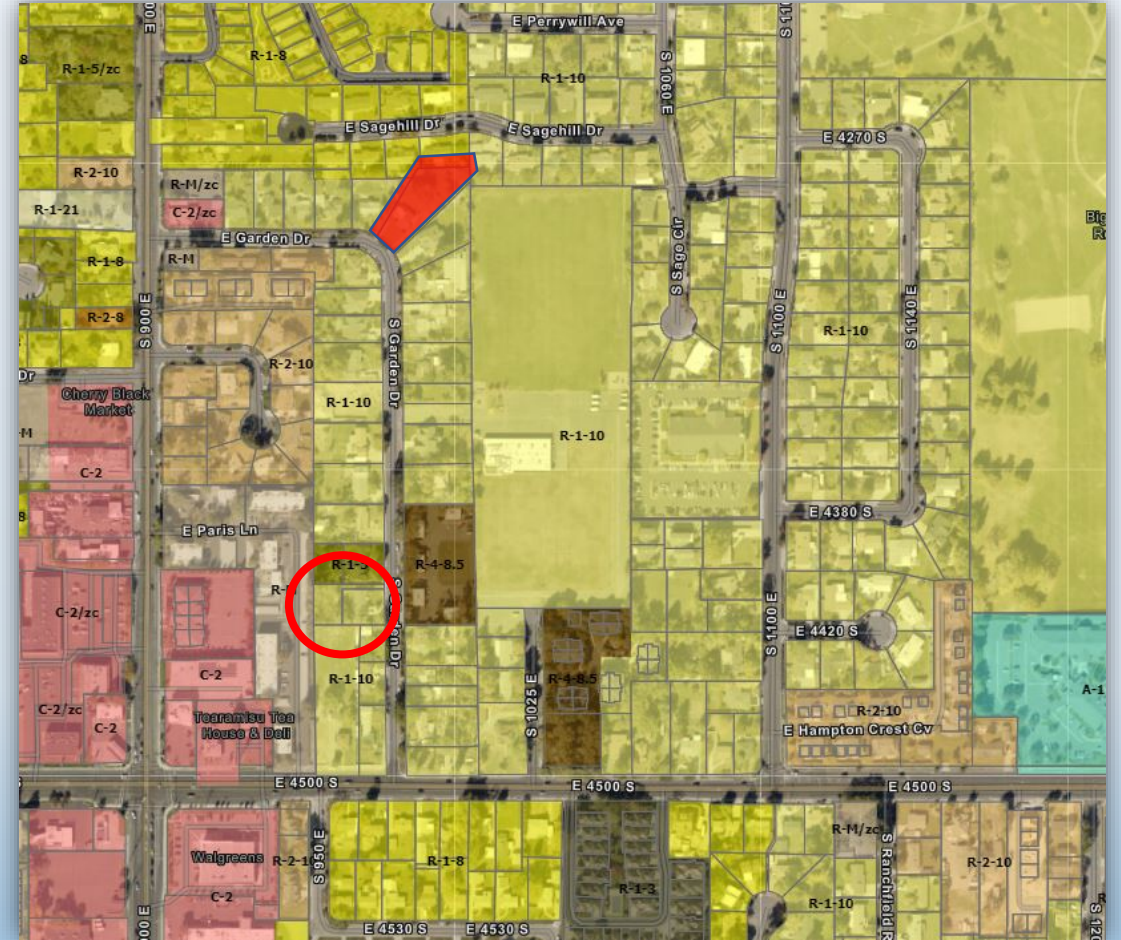
1. Demolition of the existing house must take place within one year of rezone approval.
2. Enhanced landscaping is required to reduce impact of additional unit of the property and to promote privacy between properties. Enhanced landscaping must have a minimum of:
Minimum of 5 trees on each lot are required to create screening and promote privacy. More trees may be added if privacy is not adequate.
Trees used for privacy must be a columnar style.
For each lot, ground landscaping may be up of 50% grass and 50% water efficient landscaping. May be done in the form of xeriscaping.
For each lot, two different types of ornamental grasses must be used.
3. Fencing is required along the entire perimeter of both properties except in the front yard of the base lot and 20 feet along the driveway to the flag lot beginning the Garden Dr. To promote privacy fencing must be opaque, and a minimum of 7 feet tall. All fences on property must still meet all other applicable zoning codes.
4. No exterior lighting shall be installed that projects onto neighboring lots. All exterior lighting must be directed downward.
5. All materials for both houses must be good quality. A maximum of 50% stucco is allowed on each exterior wall. On the base lot the wall facing Garden Dr. is restricted to 25% stucco.
6. The flag lot is restricted to a building footprint of 2,000 square feet.
7. To be compatible with recent development in the neighborhood, houses on each lot are restricted to one story with a pitched roof.

Staff Concerns and Findings

Rezoning to Increase Density



Compatibility of a Flag Lot configuration in the Neighborhood



Recommendation

Staff Recommendation is to Continue

Continuance, to give applicant time to address concerns raised during the Planning Commission meeting and by the Community Council.

Other Motions:

Approval

Motion to Approve Rezone Request ZM-19-018 to rezone property located at 967 E Garden Dr from R-1-10 to R-1-6, for a flag lot subdivision with one single family home on each new lot subject to a development agreement with conditions outlined in the staff report.

Denial

Motion to Deny Rezone Request ZM-19-018 to rezone property located at 967 E Garden Dr from R-1-10 to R-1-6, for a flag lot subdivision with one single family home on each new lot subject to a development agreement with the following findings:

Applicant has not addressed all concerns and questions from the public process.

Density increase is incompatible with the surrounding neighborhood.

Flag lot is not suitable for this neighborhood.

Concerns cannot be mitigated.

Findings

Staff recommends that the finding the density ratio proposed by the applicant is compatible with the existing neighborhood.

Staff recommends a finding that the proposal is compatible with the Millcreek General Plan and future land use map under the following considerations:

- The proposal is catered to single-family development.
- The proposal does not exceed the maximum density ratio allowed in neighborhood 1 (6 units per acre).
- The proposal located near amenities, such as grocery stores (page 34. General Plan).
- The proposal supports the redevelopment of an underperforming property.
- The proposal encourages additional invest in the neighborhood.
- The proposal stays within the existing mass, scale, and height of the immediate neighborhood.

967 Garden Dr.

Proposed Rezone and Subdivision

Who We Are

- Genesis Ventures
 - Tanner Crandall
 - Clark Featherstone
 - Peter Tolman







Our Journey

967

Garden Dr.



WE WANT YOUR FEEDBACK

We recently purchased 967 Garden Dr. and have begun renovations. We have three options we are considering as we move forward.



1 - Remodel Existing House



2 - Build 2 Brand New Homes



3 - Build a Duplex

Neighborhood Meeting

We are holding a meeting on Wednesday, October 9th from 6:30-7:30 PM to hear what the neighborhood thinks. If you have an opinion about what you'd like to see done on this lot, come share your input.

If you are unable to make it to the meeting, but want to share your thoughts, please contact us.

Peter (801) 419-3974 ~ Clark (801) 599-1013 ~ Tanner (801) 599-3285
crandall.tanner@gmail.com

Feasible Options for Us

Subdivide

- 2 Brand new homes
- 2 quarter-acre (~10,000 square feet) lots

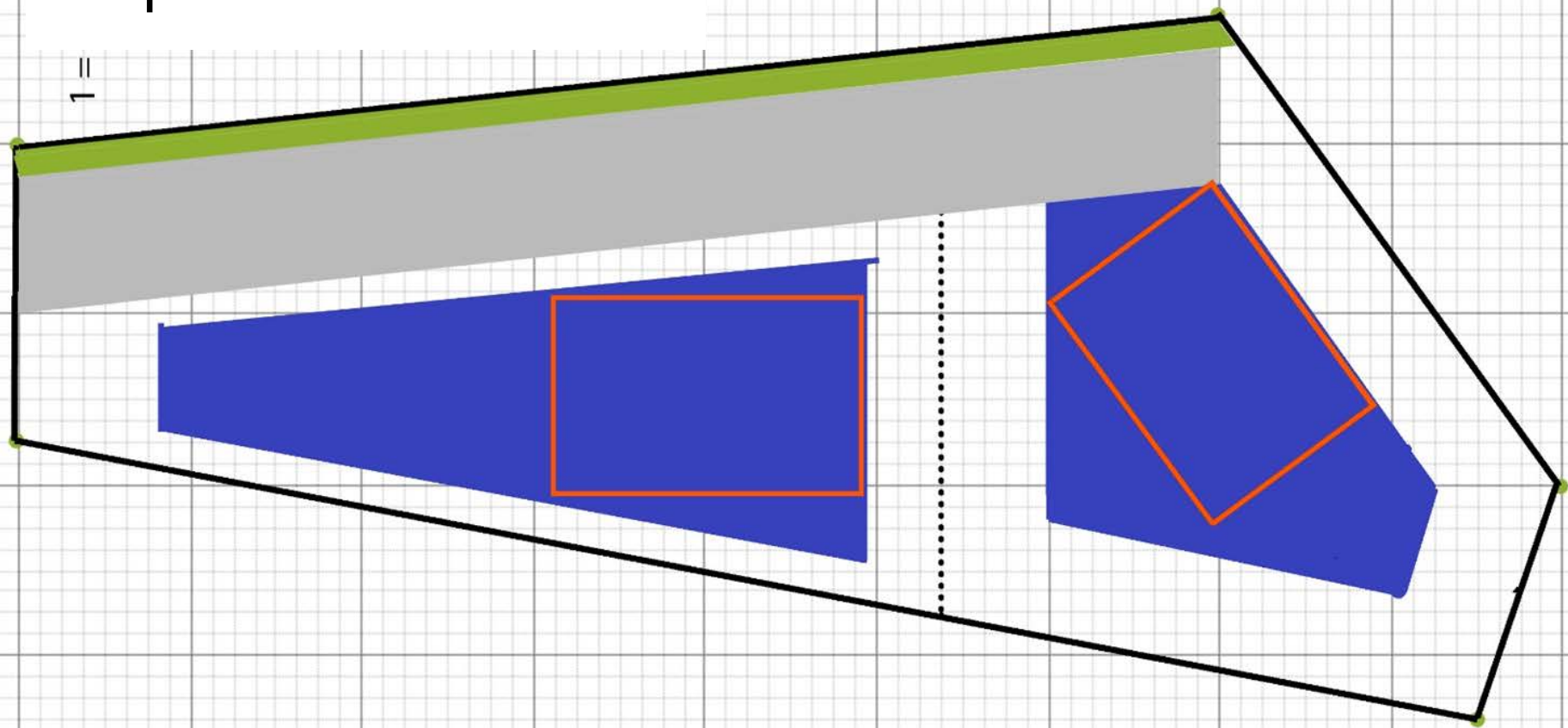


Remodel

- Rip off roof but leave shell of house
- Leave detached garage
- Update basically everything, but it's still an old home



Proposed Subdivision

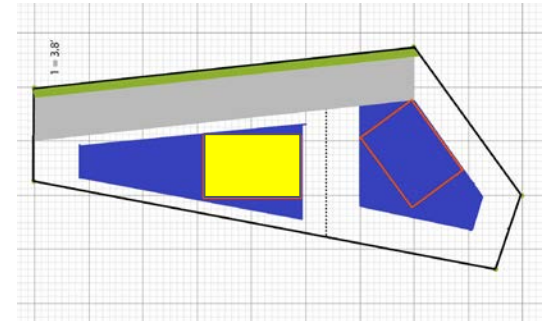


Front Concept

*Please note that this is simply a concept. We are not general contractors and do not know exactly what will be built.



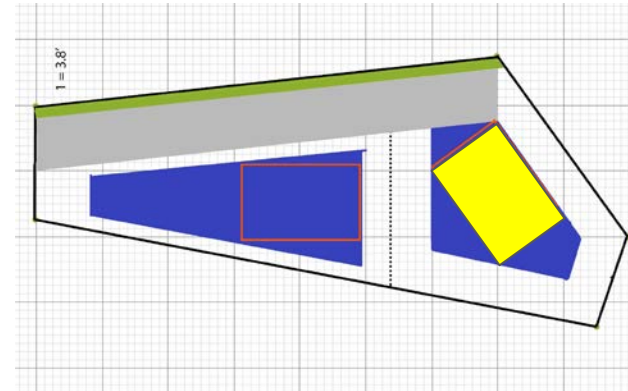
- 3402 Square Feet
- Craftsman Style
- 35'x 56'
- Flip the garage to whatever side the Sowards would prefer



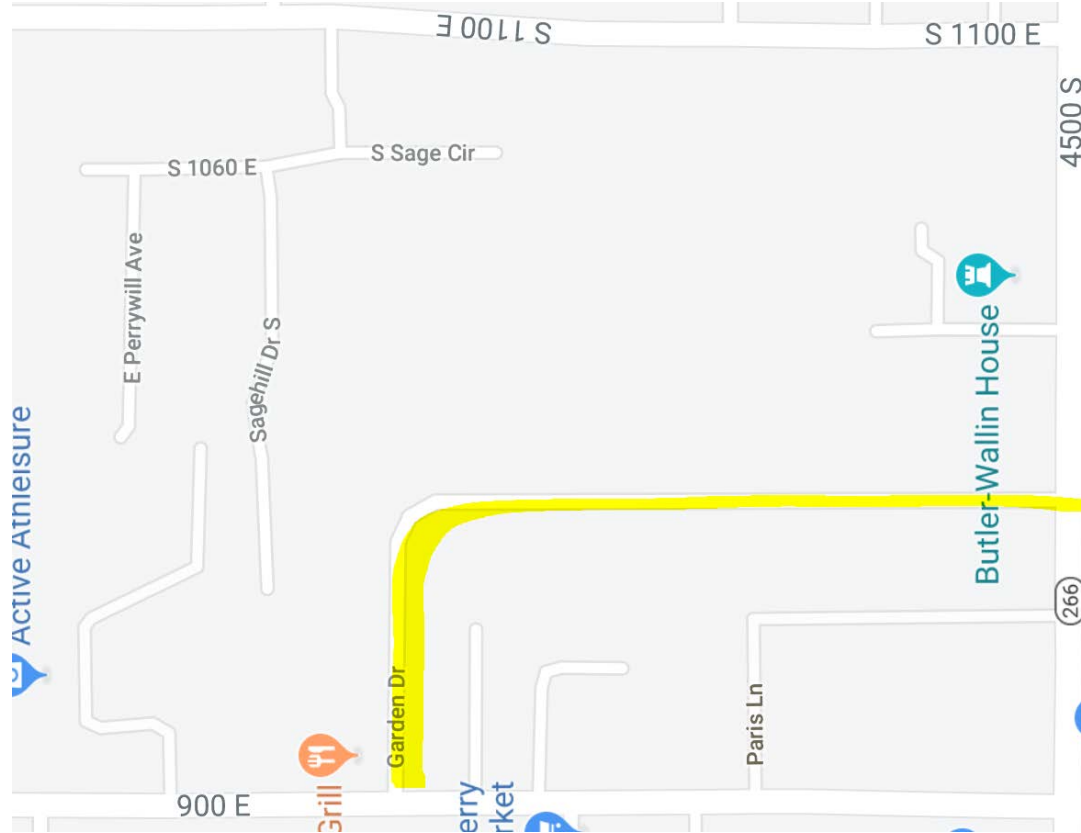
Back Concept



- 3641 Square Feet
- Craftsman Style
- 50' x 35'



The Neighborhood - An Isolated Street



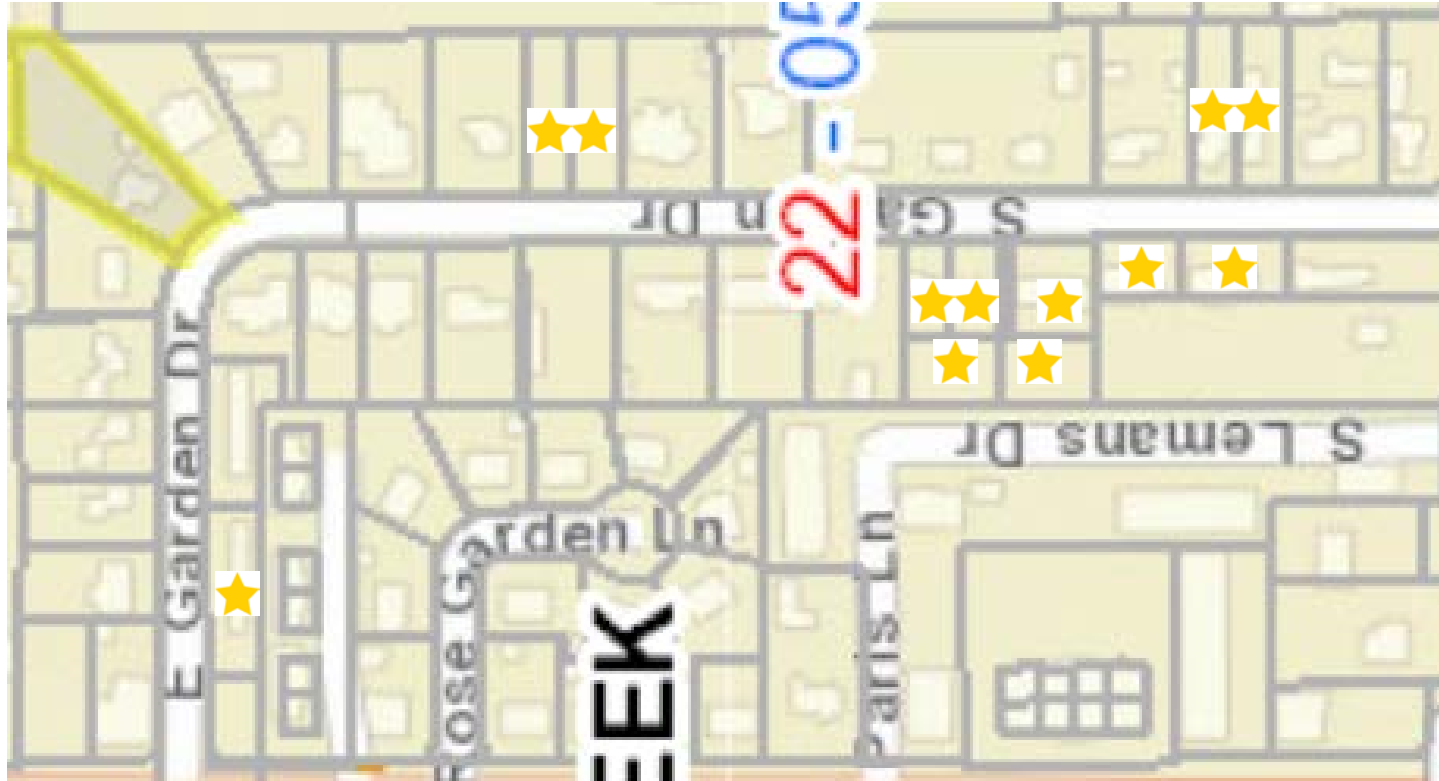
Garden Drive Zoning Statistics

- 12 Lots under 10,000 square feet
- Variety of Lots
 - R-1-10
 - R-2-10
 - R-1-5
 - R-4-8.5
 - C-2
 - R-M
- 7 non-compliant R-1-10's
- 11,300 average lot size - Ours is the biggest lot at 20,908 (84% above average)

Guiding Question:

Does it stay within the existing mass, scale, and height of the immediate neighborhood?

Lots Under 10,000 Square Feet



Guiding Question:

Is it compatible with the existing neighborhood? If not, why?

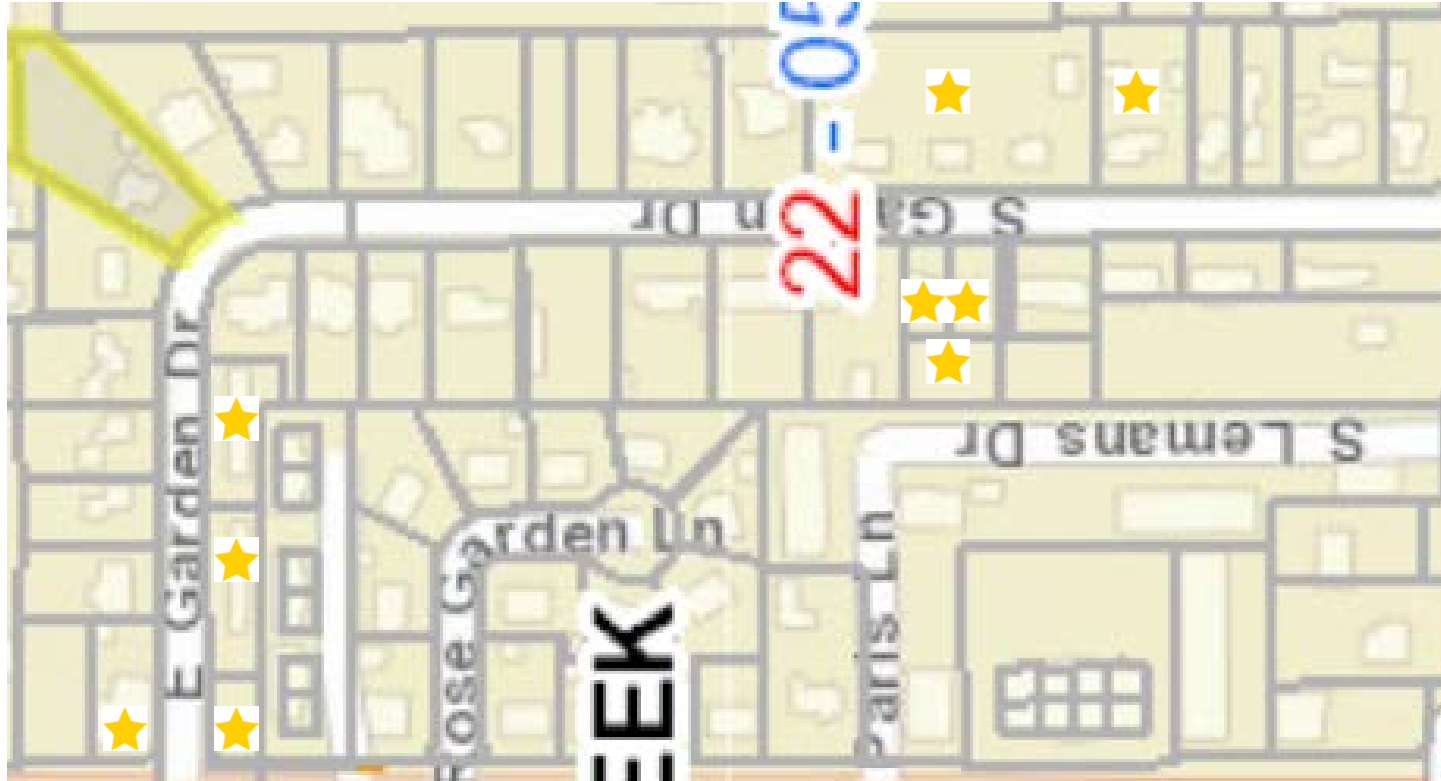
New Homes



Guiding Question:

Is it compatible with the existing neighborhood? If not, why?

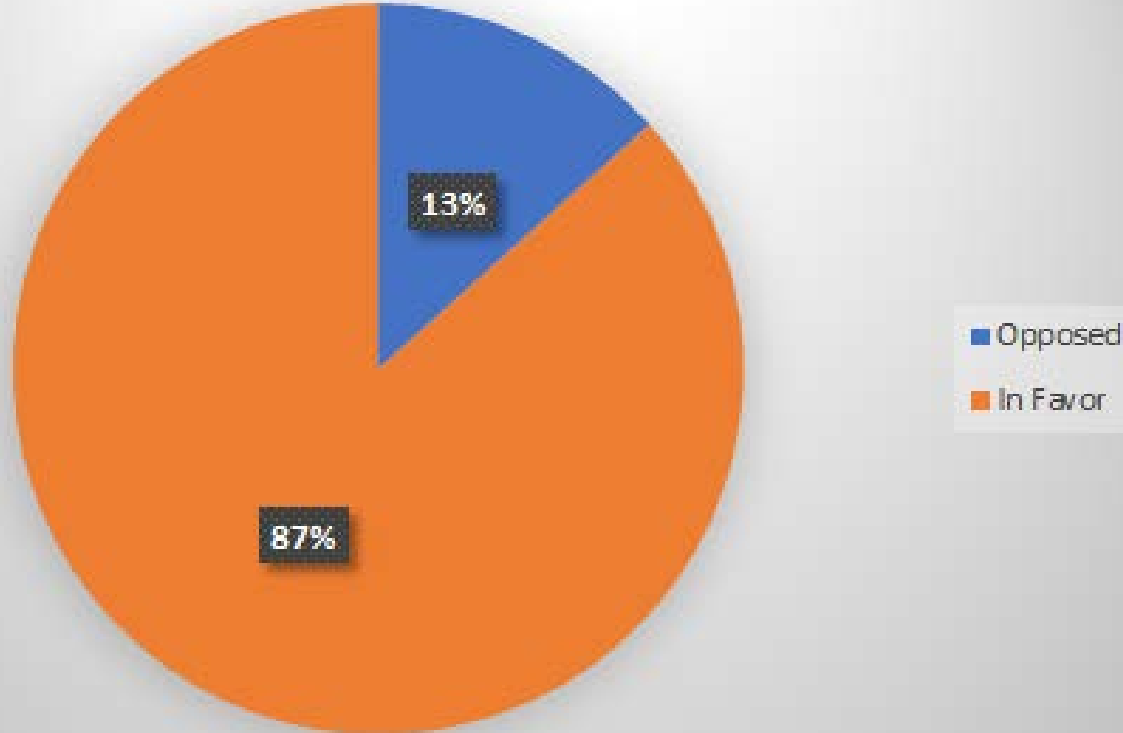
Alternate Zoning



Guiding Question:

Is it compatible with the existing neighborhood? If not, why?

Neighborhood Outreach Summary



Guiding Question:

Do you think residents will consider this rezone good or bad for the neighborhood as a whole?

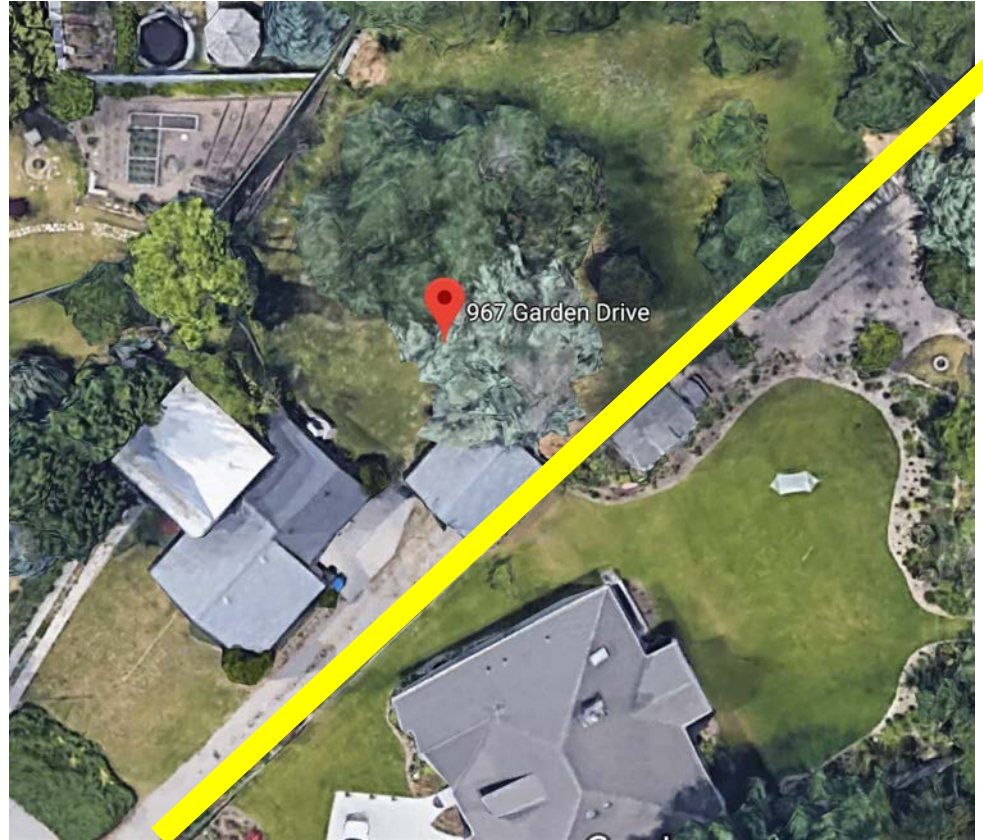
What is your reasoning for this?

Stated Reasons in Opposition of Project

- Soward - Privacy of backyard, Further subdivision in the future, Neighborhood fit
- Webb - Opposed in principle to any higher-density zoning
- Rosswog - Parking, Firefighter access
- Community Council - Quality of building, Size of home, Style of home

Potential Solutions for the Soward's Privacy

- Privacy Fence
- Barrier Landscaping
- Home Placement



Further Subdivision in Future

- Setbacks make it impossible

TABLE 1

ZONE	FRONT YARD	SIDE YARD INTERIOR	SIDE YARD ON PUBLIC STREET (CORNER LOTS)	REAR YARD WITHOUT GARAGE	REAR YARD WITH GARAGE
R-1-3	20 FEET	8 FEET	20 FEET	20 FEET	15 FEET
R-1-4	20 FEET	8 FEET	20 FEET	20 FEET	15 FEET
R-1-5	20 FEET	8 FEET	20 FEET	20 FEET	15 FEET
R-1-6	25 FEET	8 FEET	20 FEET	30 FEET	15 FEET
R-1-7	25 FEET	8 FEET	20 FEET	30 FEET	15 FEET
R-1-8	25 FEET	8 FEET	20 FEET	30 FEET	15 FEET
R-1-10	30 FEET	10 FEET	20 FEET	30 FEET	15 FEET
R-1-15	30 FEET	10 FEET	20 FEET	30 FEET	15 FEET
R-1-21	30 FEET	10 FEET	20 FEET	30 FEET	15 FEET
R-1-43	30 FEET	15 FEET	20 FEET	30 FEET	15 FEET

FLAG LOT in the R-1-6 Zone

Base Lot Requirements

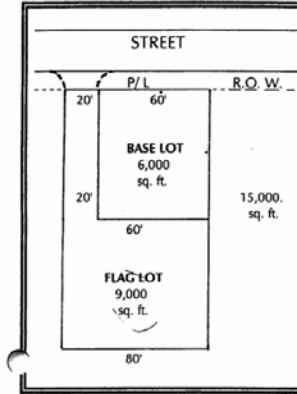
Minimum Lot Area = 6,000 sq. ft.
Minimum Lot Width = 60 ft.
Minimum Lot Depth = varies (100 ft. w/ 60 ft. width)

Flag Lot in R-1-6 Zone

Minimum Lot Area = 1.5 X base = 1.5 X 6,000 sq. ft. = 9,000 sq. ft.
Minimum Access Area Width = 20 ft.
Minimum Lot Width = base + access = 60 ft. + 20 ft. = 80 ft.
Minimum Lot Depth = varies (87.5 ft. w/ 80 ft. width)

Total land area required for a Flag Lot in R-1-6 Zone

Base Lot = 6,000 sq. ft.
Flag Lot = 9,000 sq. ft.
= 15,000 sq. ft.
minimum land area required



Yard Requirements

Main Dwelling

(w/garage)

Base Lot

Front = 25 ft.
Side = 8 ft.
Rear = 15 ft.

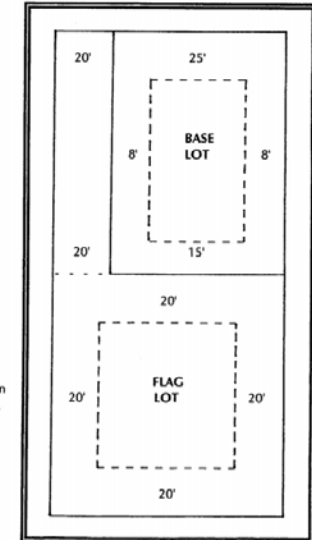
Flag Lot

20 ft. from property lines
of "flag" portion of lot

Detached Accessory Structures

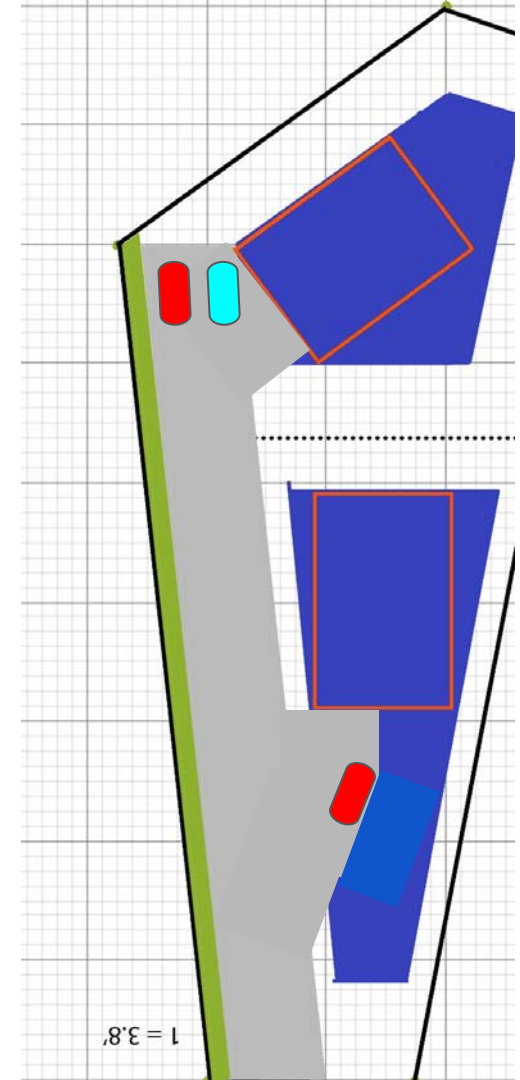
Must be to the rear of and at least 6 ft. from main dwelling
= 1 ft., unless adjacent to the side yard of a dwelling on an
adjacent lot, in which case = 10 ft. from that property line.

Adjacent to any street
= 20 ft.



Rosswog Concerns

- Parking
 - 20' Wide Driveway
 - Double Garages
- Fire
 - DRC Meeting on November 20 - Instructions
 - Back of back house at 300' from street according to fire department's request



Community Council Concerns

- No specific building plans
- Past bad experiences with developers not delivering on promises
- Quality of building
- Style of Home
- Size of Home

Development Agreement Proposal - Summary

- Style
 - Craftsman, Ranch, or Industrial/Modern
- Size
 - Height not to exceed that of the Sowards' home
 - Maximum building footprint of 2,000 square feet on flag lot
- Quality
 - Maximum of 50% stucco on all exterior walls, 25% on front walls.
 - Quality building materials
- Other
 - Minimum of 6-foot fence around perimeter of entire existing property
 - Existing home demolished within one year of rezone
 - Landscaping - see details on staff report
 - Exterior lights directed down

Staff Recommendations - Development Agreement

1. Demolition of the existing house must take place within one year of rezone approval.
2. Enhanced landscaping is required to reduce impact of additional unit of the property and to promote privacy between properties. Enhanced landscaping must have a minimum of:
 - a. Minimum of 5 trees on each lot are required to create screening and promote privacy.
 - b. More trees may be added if privacy is not adequate.
 - c. Trees used for privacy must be a columnar style.
 - d. For each lot, ground landscaping may be up of 50% grass and 50% water efficient landscaping. May be done in the form of xeriscaping.
 - e. For each lot, two different types of ornamental grasses must be used.
3. Fencing is required along the entire perimeter of the existing property except in the front yard. To promote privacy fencing must be opaque, and a minimum of 6 feet tall. All fences on property must still meet all other applicable zoning codes.

Staff Recommendations - Development Agreement

4. No exterior lighting shall be installed that projects onto neighboring lots. All exterior lighting must be directed downward.
5. All materials for both houses must be good quality. A maximum of 50% stucco is allowed on each exterior wall. On the base lot the wall facing Garden Dr. is restricted to 25% stucco.
6. The flag lot is restricted to a building footprint of 2,000 square feet.
7. To be compatible with recent development in the neighborhood, houses on each lot are restricted the height of the Sowards' home.

Stated Reasons in Favor of Project

- Aesthetics
- Invested Neighbors
- Safety
- Neighborhood Improvement



Vs.



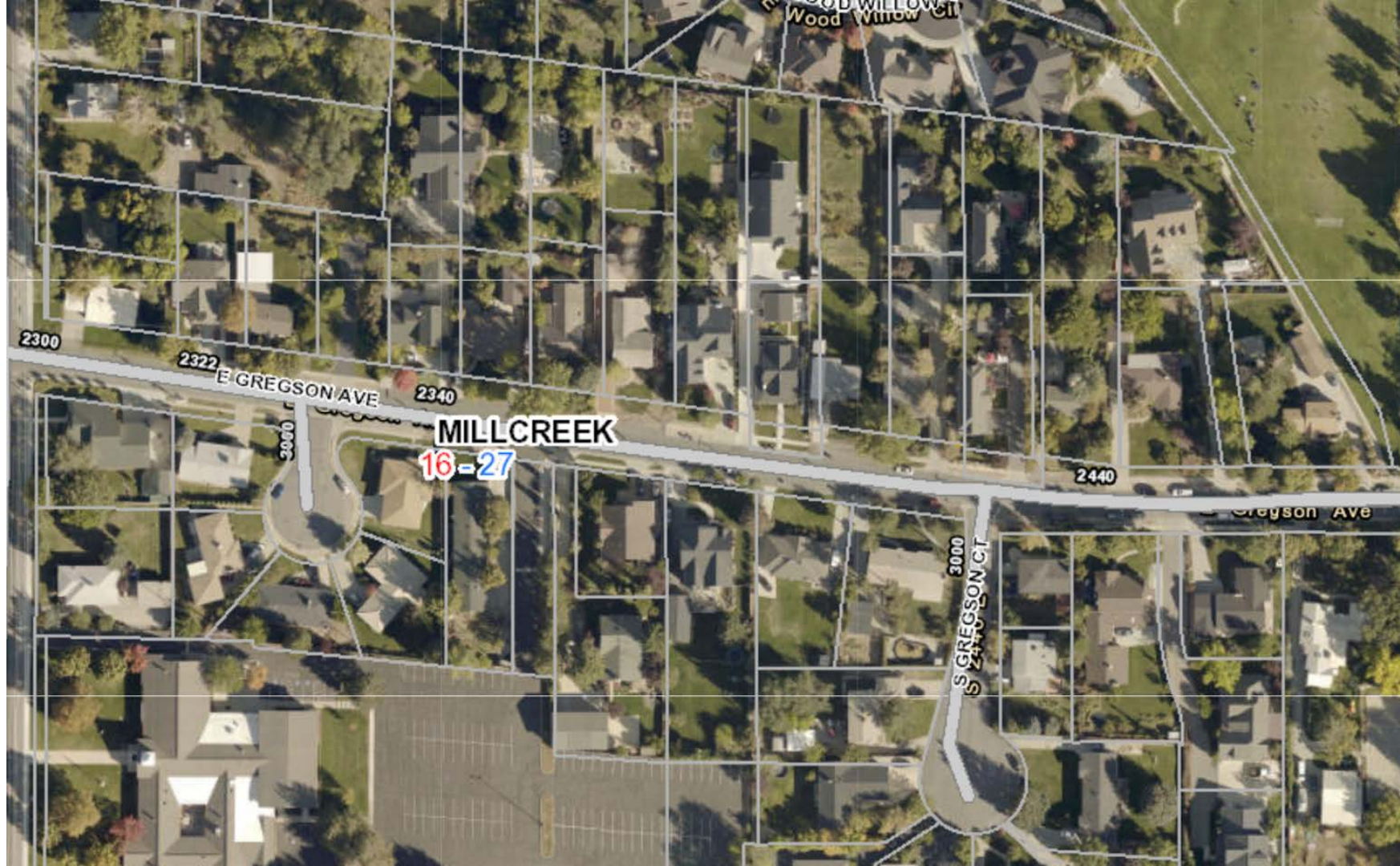
From the Staff Report

Staff recommends a finding that the proposal is compatible with the Millcreek General Plan and future land use map under the following considerations:

- The proposal is catered to single-family development.
- The proposal does not exceed the maximum density ratio allowed in neighborhood 1 (6 units per acre).
- The proposal located near amenities, such as grocery stores.
- The proposal supports the redevelopment of an underperforming property.
- The proposal encourages additional invest in the neighborhood.
- The proposal stays within the existing mass, scale, and height of the immediate neighborhood.

Questions for Community Council to Consider

- Does it embody the designations and goals we have set forth in the Millcreek General plan?
- Is it compatible with our future land use map?
- Is it compatible with the existing neighborhood? If not why?
- Do you think residents will consider this rezone good or bad for the neighborhood as a whole?
 - What is your reasoning for this?
- Does the project encourage investment or reinvestment into the neighborhood?
- Does it stay within the existing mass, scale, and height of the immediate neighborhood?
- Does it support redevelopment of underperforming properties?



WOOD WILLOW CT

2300

2322

E GREGSON AVE

2340

MILLCREEK

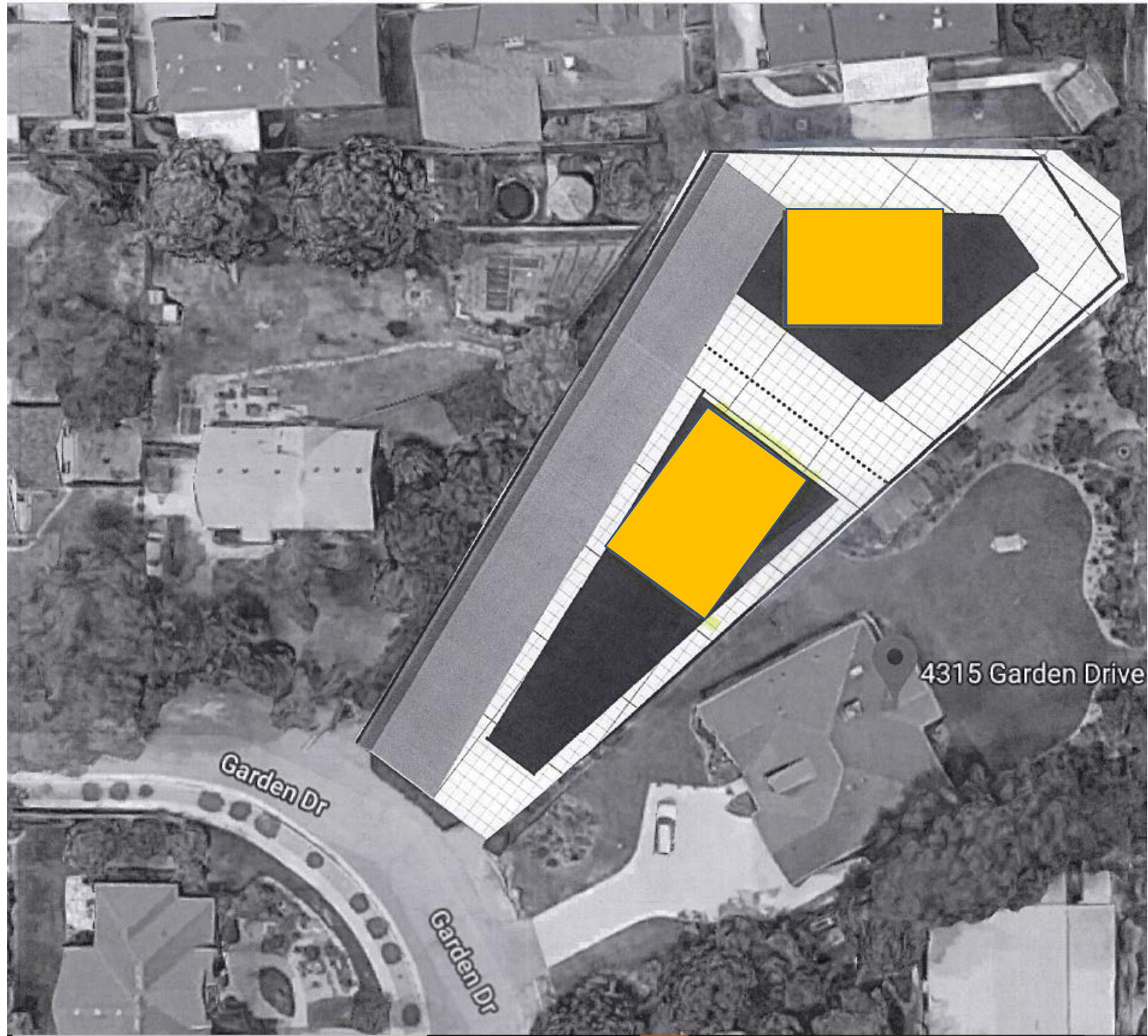
16-27

3000

2440

E Gregson Ave

S GREGSON CT

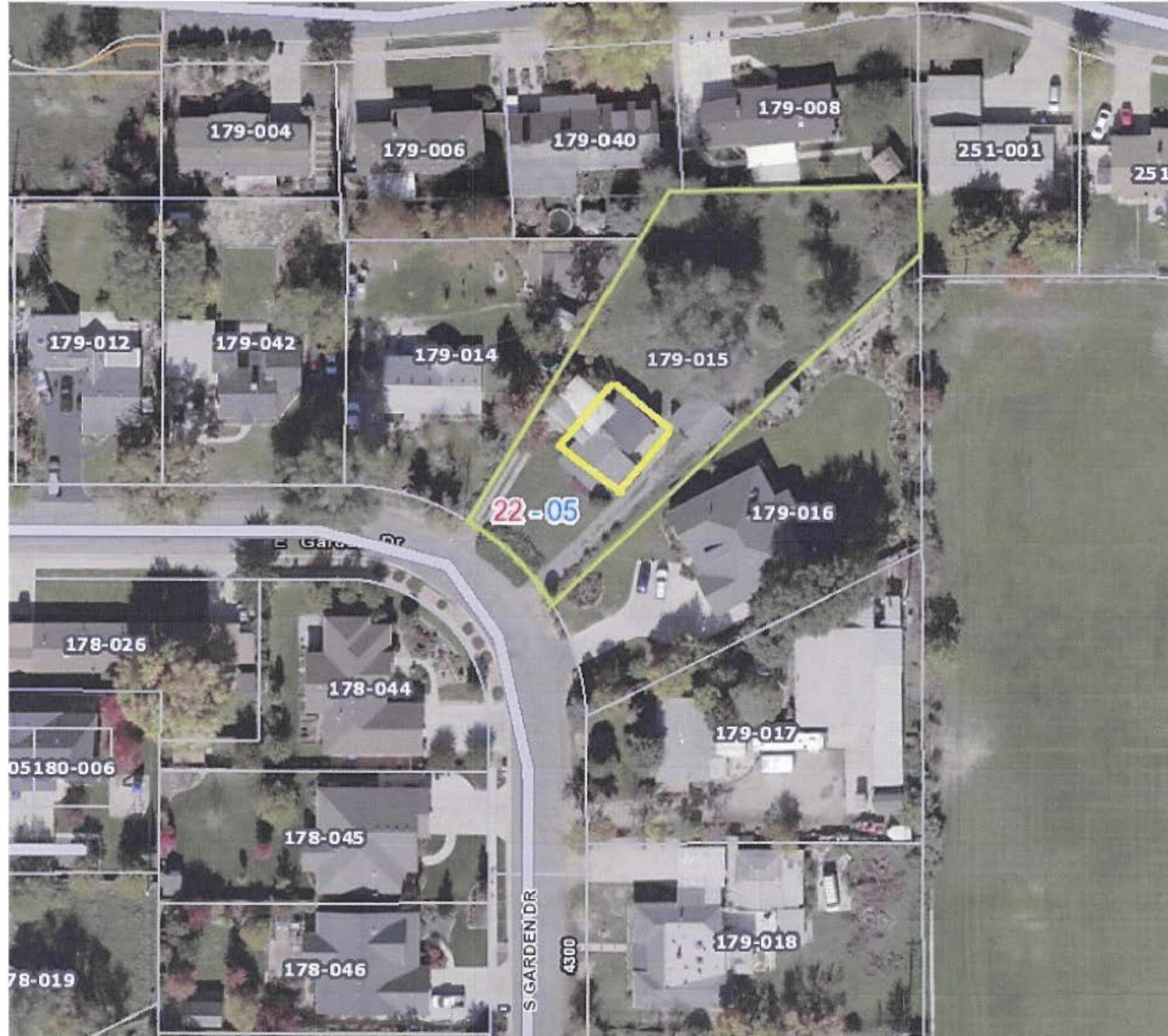


4315 Garden Drive

Garden Dr

Garden Dr







Pre-existing

Empty
1949
1940

No way to build. - width of flng. (would not meet fire code)

