



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: **Millcreek Community Council**
Meeting Date: **March 3, 2020**

RE: **Preliminary Conditional Use Permit and Preliminary Plat Approval for a Townhome Planned Unit Development consisting of 150 dwellings and 2,200 square feet for commercial space.**

Applicant: **Clearwater Development**

File No.: **CU-20-002-19_SD-20-004**

Request

Millcreek Planning and Community Development is seeking your input on a request by Clearwater Development to develop property located at 4186 South Main Street. The applicant is requesting preliminary conditional use permit and preliminary plat approval for a Townhome Planned Unit Development consisting of 150 dwellings and 2,200 square feet for commercial space. This application is the second phase of the applicants proposal following the successful approval of a new development agreement by City Council.

The adoption of a new development agreement proposal (ZM-19-011) was heard at your meeting on June 4, 2019. The Millcreek Community Council recommended that the development agreement be approved. The Planning Commission will discuss this matter at their meeting on **Wednesday, March 18 at 5:00 pm**.

Existing Land Use and Proposed Change

The parcel is adjacent to M and MD Zoning to the north, west and east with R-M zoning to the east (Artesian Springs). It borders Big Cottonwood Creek on the south with Murray City on the south side of the creek. The new Front Climbing Gym is being built directly to the east of the property.

Existing Zoning	Existing Land Use	Surrounding Uses and Zones	Site Improvements	Parcel ID	Size of Property
MD	Vacant	Light industrial, The Front Climbing Gym, Multi-family apartments	150 multi-family units and 2,200 sq. ft. commercial	21-01-228-015	7.05 acres

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 conditional use. 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.



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Building Design. Here are renderings of the building design. The applicant is proposing a modern, flat roof design with significant windows. Staff recommends further refinement of the design to better distinguish this project from an abundance of flat-roofed modern projects in the area. Pitched roofs may not be desirable or practical given fire code considerations, so staff encourages the applicant to look at other ways to articulate the structures, and promote some visual interest for the project, particularly along the roof line.





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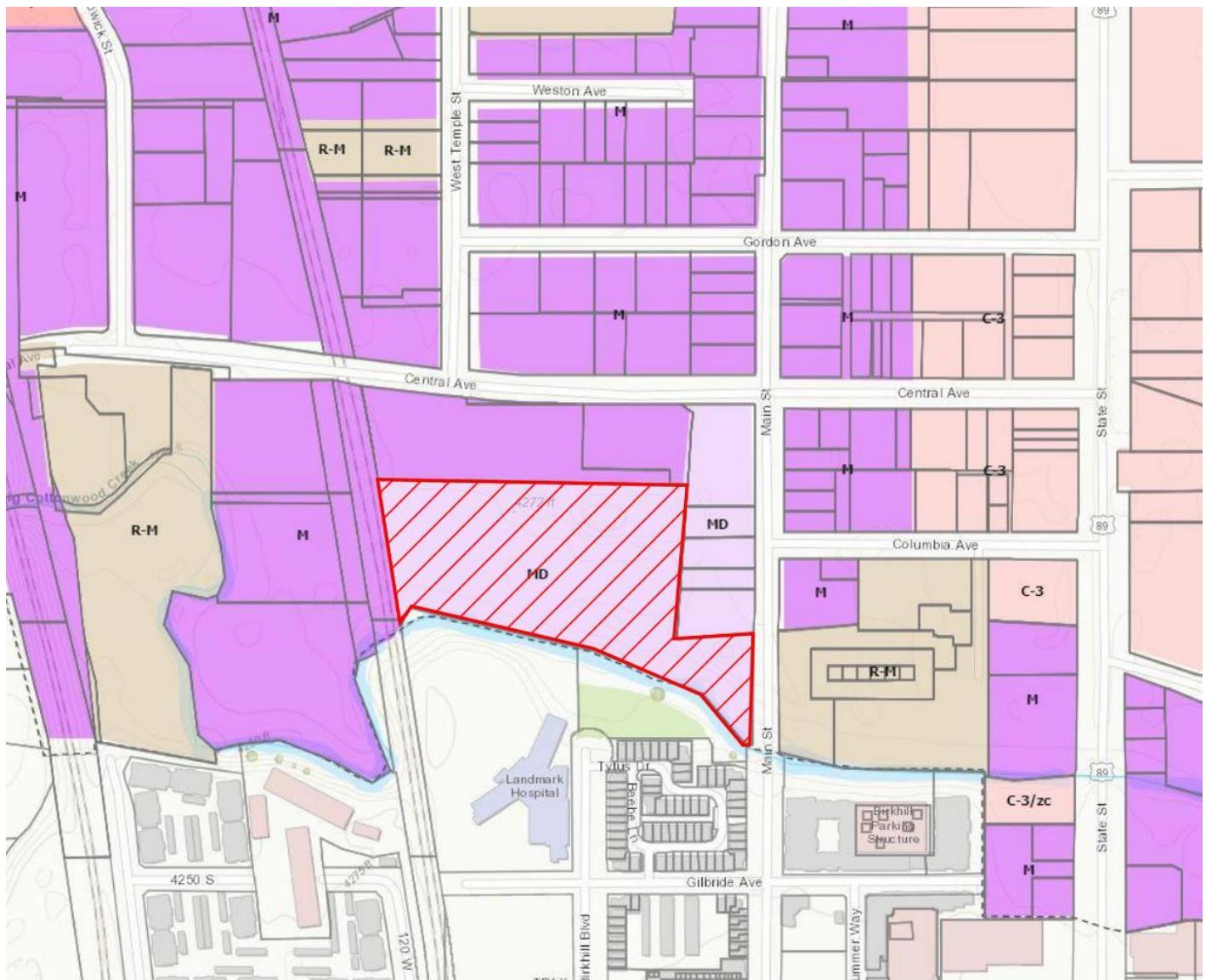
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Zone Map





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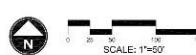
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Site Plan



CLEARWATER
HOMES



OPUS GREEN
MASTER PLAN

Attachments

1. Plans
2. Development Agreement Conditions