



MILLCREEK PLANNING AND ZONING

3330 SOUTH 1300 EAST
MILLCREEK, UTAH 84106

MEMORANDUM

To: **Community Councils**
From: **Francis Xavier Lilly, AICP, Director**
Date: **27 February 2020**

Re: **ZM-20-002 – Amend the Zoning Map to Apply the C-3 Commercial Zone and the City Center Overlay Zone for Property to be Annexed into Millcreek, between Miller and Woodland Avenues, and Highland Drive and Richmond Street**

GP-20-002 – Amend the Future Land Use Map to Apply the City Center Land Use Designation to Property to be Annexed into Millcreek, between Miller and Woodland Avenue, and Highland Drive and Richmond Street

Summary

Last year, Millcreek and Salt Lake City agreed to a boundary line adjustment that would bring property between Miller and Woodland Avenues and Highland Drive and Richmond Street into Millcreek, effective 1 July 2020. This property currently contains the Comcast Building, an office building on the corner of Miller and Richmond, and a small commercial strip mall on Highland Drive, between Miller and Woodland Avenues. More particularly, the property in question is everything not colored in, in the below aerial photo.



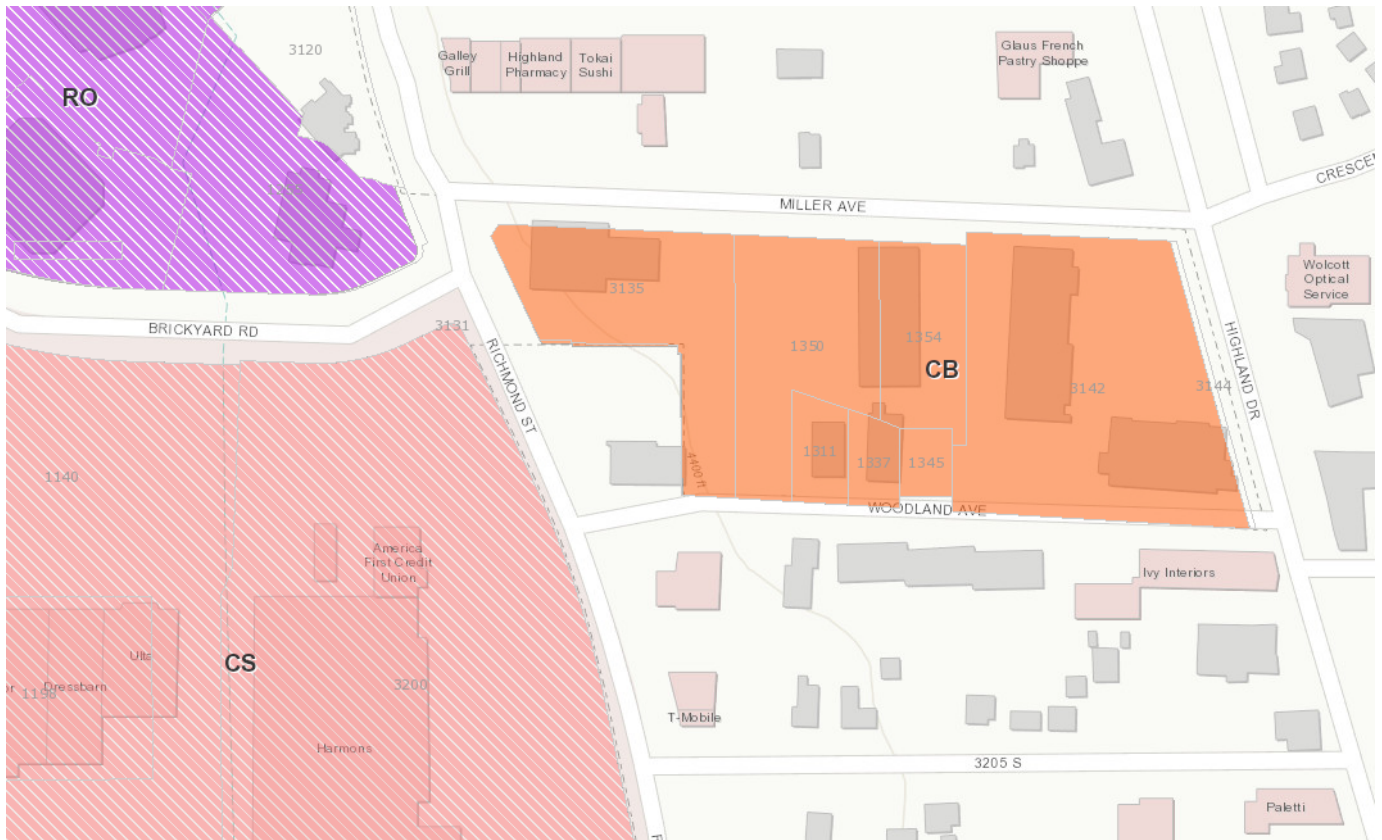
Currently, the property is in Salt Lake City, and is zoned CB, or "Community Business."



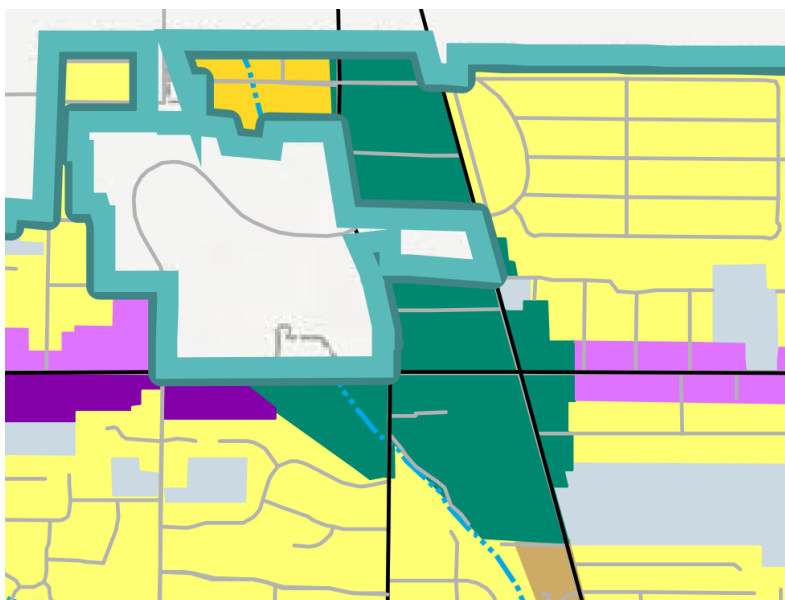
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As indicated in the aerial photo above, the surrounding zoning in Millcreek is C-3, Corridor Commercial, and the surrounding properties are also subject to the City Center Overlay Zone. This is consistent with the vision established in the Millcreek General Plan, and the City Center Master Plan, for the area between Richmond and Highland, and Elgin Avenue and approximately 3400 South, as indicated in the figure below – note that the teal color is the City Center Designation, per the Millcreek Future Land Use Map:





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Millcreek is seeking to apply a zone and a future land use map designation to this area, in a manner consistent with surrounding zoning and with the vision for the City Center. Specifically, the proposed open space will eventually incorporate a portion of the land that is being incorporated into Millcreek.

Request

In order to apply a zone and future land use map designation in a manner consistent with surrounding zoning, Staff is requesting a FAVORABLE recommendation to the City Council to establish the C-3 and CCOZ zones over property between Woodland and Miller Avenues, and to establish a the City Center designation on the City's Future Land Use Map for the same area.

The Planning Commission will be discussing this matter on 18 March 2020. We request your recommendation in advance of that meeting.