



Millcreek City Planning and Community Development

3330 South 1300 East

Millcreek, Utah 84106

Phone: (801) 214-2750

Inspections: (385) 468-6690

STAFF MEMORANDUM

From: Erin O'Kelley, Planner
To: Millcreek Community Council
Meeting Date: January 2021

RE: Rezone application from R-2-10 to R-1-21.

Parcel ID 2204302040, 2204302082

Applicant: Jamie and Bryan Griffith

File No.: ZM-20-011

Request

The applicant is requesting to rezone property located at 1411 E Elm Leaf Cove from R-2-10 to R-1-21. The applicant is requesting this rezone for the purpose of allowing horses on the property in compliance with requirements in the R-1-21 zone, see 19.14.020

Existing Land Use and Proposed Change

The existing lot has one single-family house located in the R-2-10 zone. The property is located at the end of Elm Leaf Cove (4600 S). The total area proposed to be rezoned is approx.. 38,332.8 square feet or .88 acres. The minimum area requirement for a lot in the R-1-21 zone is 21,000 square feet. The applicant would like to use a portion of their lot to store horses for personal use.





Millcreek City Planning and Community Development

3330 South 1300 East

Millcreek, Utah 84106

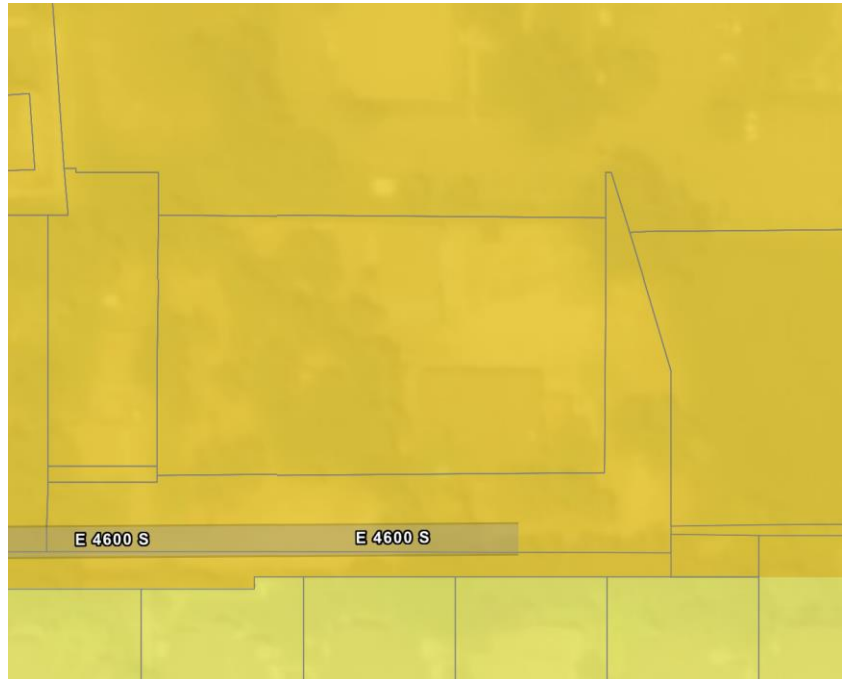
Phone: (801) 214-2750

Inspections: (385) 468-6690

Future Land Use Consideration

All properties involved in this rezone in the Neighborhood 2 Classification of the future land use map. The rezone proposal does not contradict the future land use map as described in the general plan.

The property is designated as Neighborhood 2, a mix of housing types ranging from single-family to duplex, triplex and townhomes.



NEIGHBORHOOD 2	Primary: Single-family detached homes on smaller lots, duplexes, triplexes, townhomes, and smaller multifamily buildings. Secondary: Small scale retail, office, restaurants/ cafes, community gardens, community or public services, parks, recreation facilities, schools, and places of worship. Secondary uses should be along major corridors.	Typically 6 – 18 dwelling units per acre. Building heights range from 2 – 3 stories.	- Provides residents with a mix of housing options and densities within close proximity to services and amenities. - May serves as a transition between single-family neighborhoods and higher density corridors or centers.
----------------	--	--	--

Staff Analysis

The Neighborhood 2 designation is reserved for medium density housing, with public amenities located along major corridors. Due the location of the property being at the end of a small residential road, the secondary uses allowed in the Neighborhood 2 classification are not compatible for this lot. Primary use for this property will still be single-family, within the suggested building heights, and maintain the existing density.



Millcreek City Planning and Community Development

3330 South 1300 East

Millcreek, Utah 84106

Phone: (801) 214-2750

Inspections: (385) 468-6690

Neighborhood Meeting

A neighborhood meeting was held virtually on December 17th 2020. Two property owners in their area attended the meeting and expressed their strong support that the rezone be granted. Some comments were the support of the agriculture use in the proposed location as well the preventive nature of allowing the property to be subdivided for higher density.

Community Council Action

The Community Council is asked to consider potential detrimental effects, compatibility of proposed project with the surrounding neighborhood, and compatibility of rezone proposal with the surrounding neighborhood and future land use designation.

The community council is asked to provide a recommendation to the Millcreek Planning Commission on granting the proposed rezone. This application will be reviewed by the Planning Commission and City Council.