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STAFF MEMORANDUM

From: Blaine Gehring, AICP, Planner
To: Millcreek Community Council
Meeting Date: January 7, 2020

RE: Rezone from R-M to R-2-6.5 at 1470 E. 3900 S.

Applicant: Robb Stowe

File No.: ZM-19-019

Request

Millcreek Planning and Community Development is seeking your input on a request by Robb Stowe to rezone the property at 1470 E. 3900 S. from R-M to R-2-6.5 in order to facilitate the conversion of his dental lab back into a single-family dwelling. There was a zone condition placed on the property when it was rezoned R-M requiring (1) a height limited to one story, (2) square footage limited to 896 sq. ft., and (3) uses limited to a dental lab.

The applicant applied for a rezone to R-M to create a dental lab in 1992. The rezone was completed in 1993 with the zone condition that it remain a dental lab. He converted the home to the state of the art dental lab and moved in in 1993. He has been there for the past 28 years. He tried to sell the lab in 2018 with no luck. So he sold his home and retired in 2018 hoping to use the lab as his residence because it is paid off. With the zone condition in place, however, he cannot convert the home back to his residence without the condition being removed.

Figure 1: Aerial View

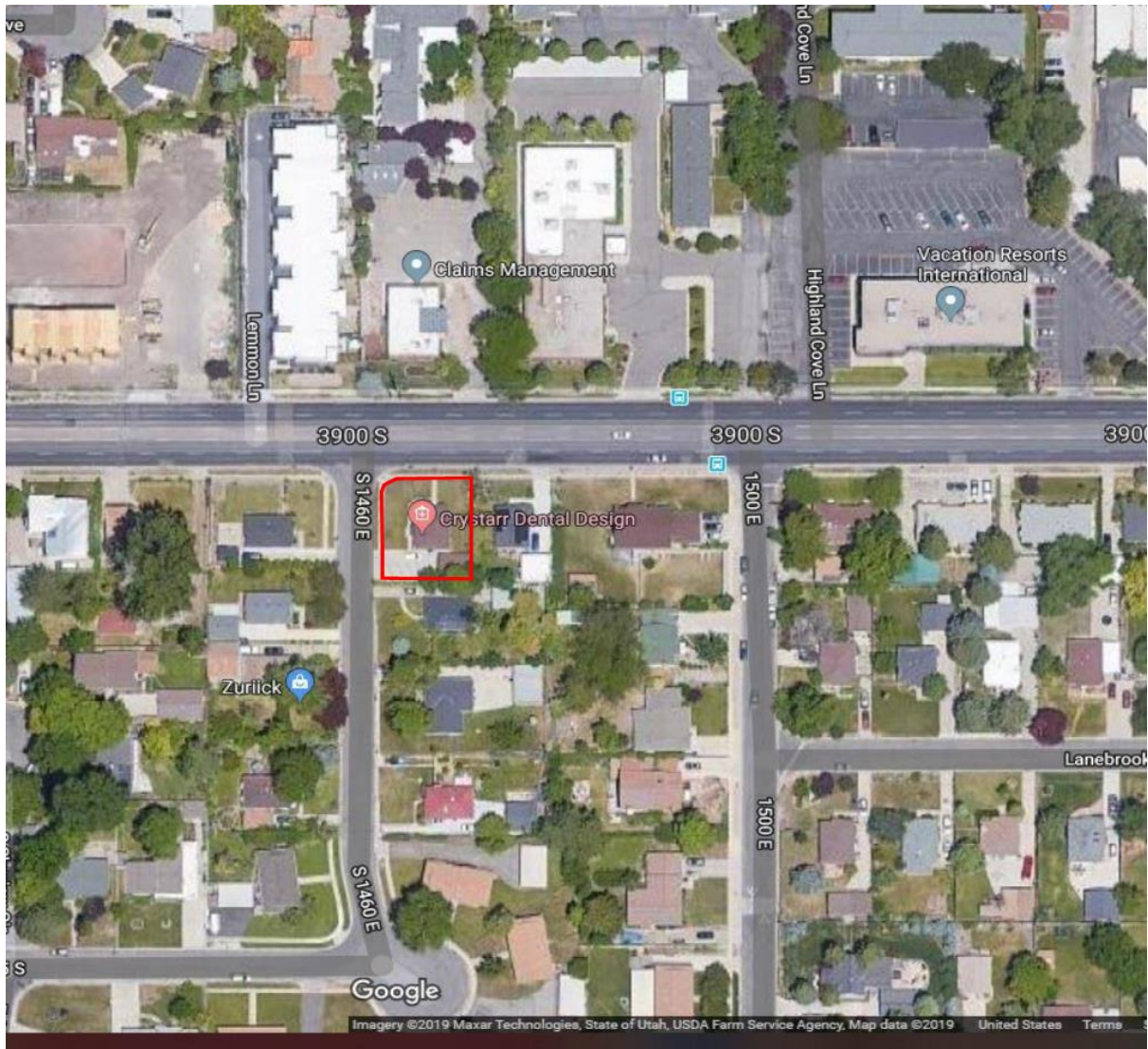


Figure 2: Zoning map

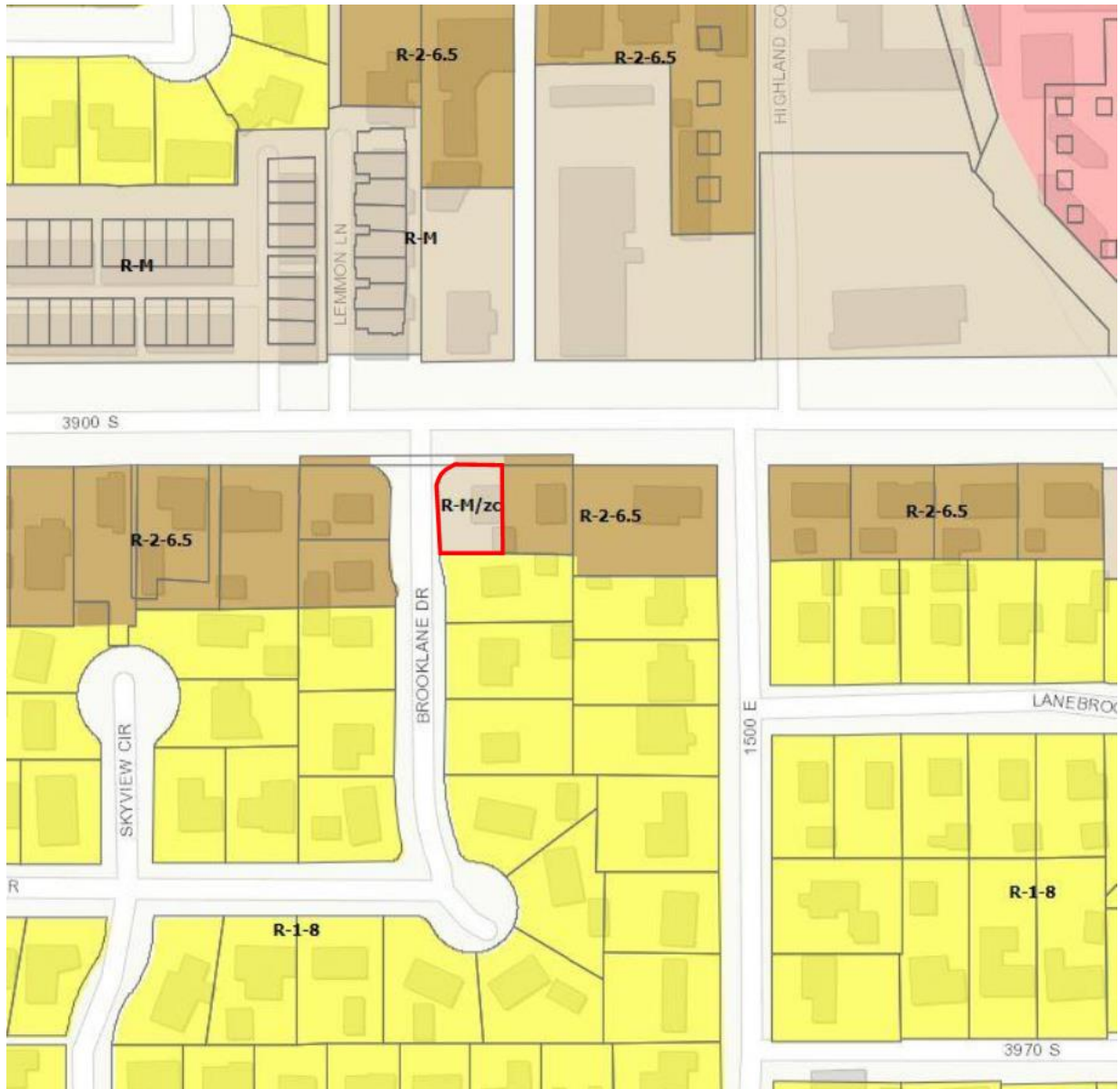
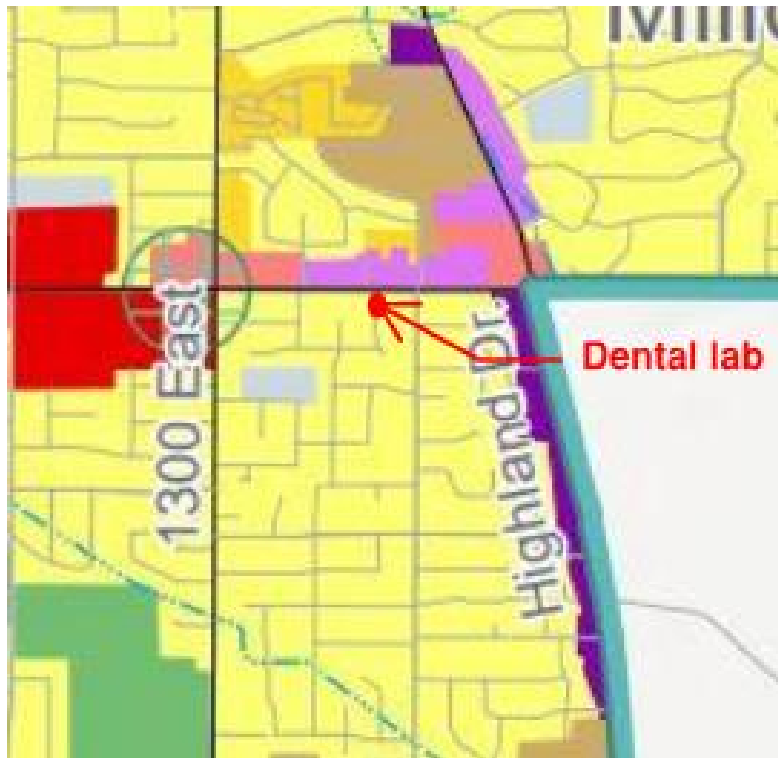


Figure 3: Street View



Millcreek's Future Land Use Map indicates the area to be designated as Neighborhood 1 which is single-family residential. Together with the zones on the south side of 3900 South being R-2 or R-1, leaving the R-M zone in place would be out of character for the neighborhood and the general plan. The property should be rezoned rather than just having the zone condition removed.

Figure 4: Future Land Use



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 rezone. Specifically, if the proposal is an appropriate addition to the existing area and members are encouraged to make recommendations concerning the application to the city planning commission.

Attachments

- Application
- Affidavit