



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: R-1-10 to R-1-3. The applicant wishes to increase the maximum density to 4.0 units per acre from 11.0 units per acre.

Applicant: Bryan Colemere

File No.: ZM-20-003

Request

Millcreek Planning and Community Development is seeking your input on a request by Bryan Colemere to rezone property located at 4524 South 785 East. The applicant is petitioning City Council to rezone subject property from R-1-10 to R-1-3. The applicant wishes to increase the maximum density to 4.0 units per acre from 11.0 units per acre. An informal neighborhood meeting was held by Bryan Colemere here at City Hall on February 18, 2020. The Planning Commission will discuss this matter at their meeting on **Wednesday, 18 March at 5:00 pm.**

Existing Land Use and Proposed Change

Currently the subject properties are zoned R-1-10 and consist of approximately 1.18 acres. There is currently one, one-family dwelling and a shed on the property. According to the Assessor's website, the home is approximately 1,300 square feet and built in 1930. The shed is approximately 1,700 square feet and built in 1950. The majority of the immediate area is designated as a Neighborhood 1 which has a range of density between 1-6 dwelling units per acre. The underlying base zones along 785 East range from an average of 5-8 dwelling units per acre. The immediate area surrounding 785 East does contain some higher density zoning capable of multi-family housing.

The applicant wishes to increase the maximum density to 4.0 units per acre from 11.0 units per acre in an effort to sell the property to a developer who would then develop the property. The applicant has provided a concept plan and commissioned a professional traffic impact study. Both are attached for your review.

Community Council Action

As per Chapter 2.56.100 of the Millcreek City Code, staff is seeking the Millcreek Community Council input on the proposed rezone. 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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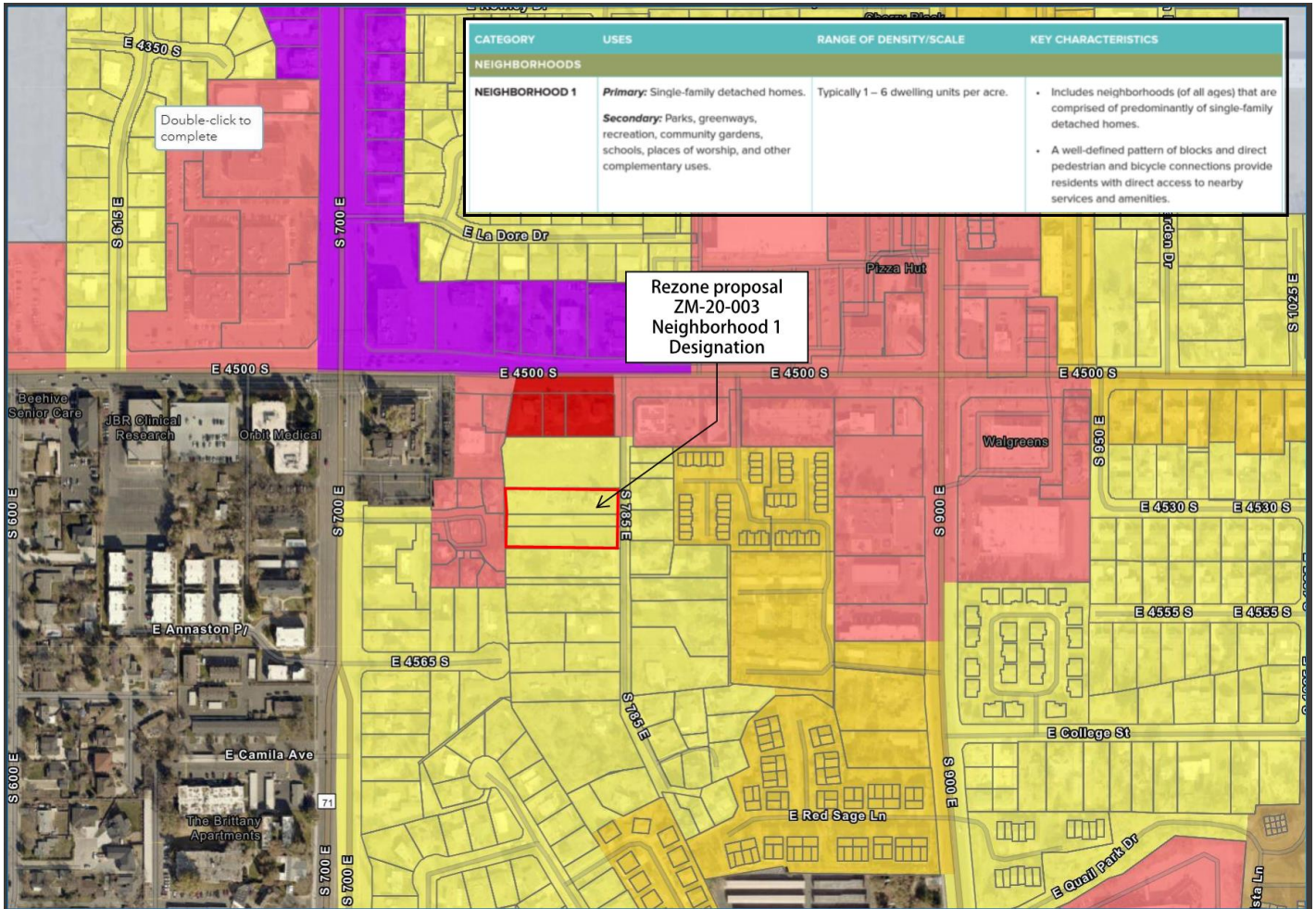
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Future Land Use Map and designation





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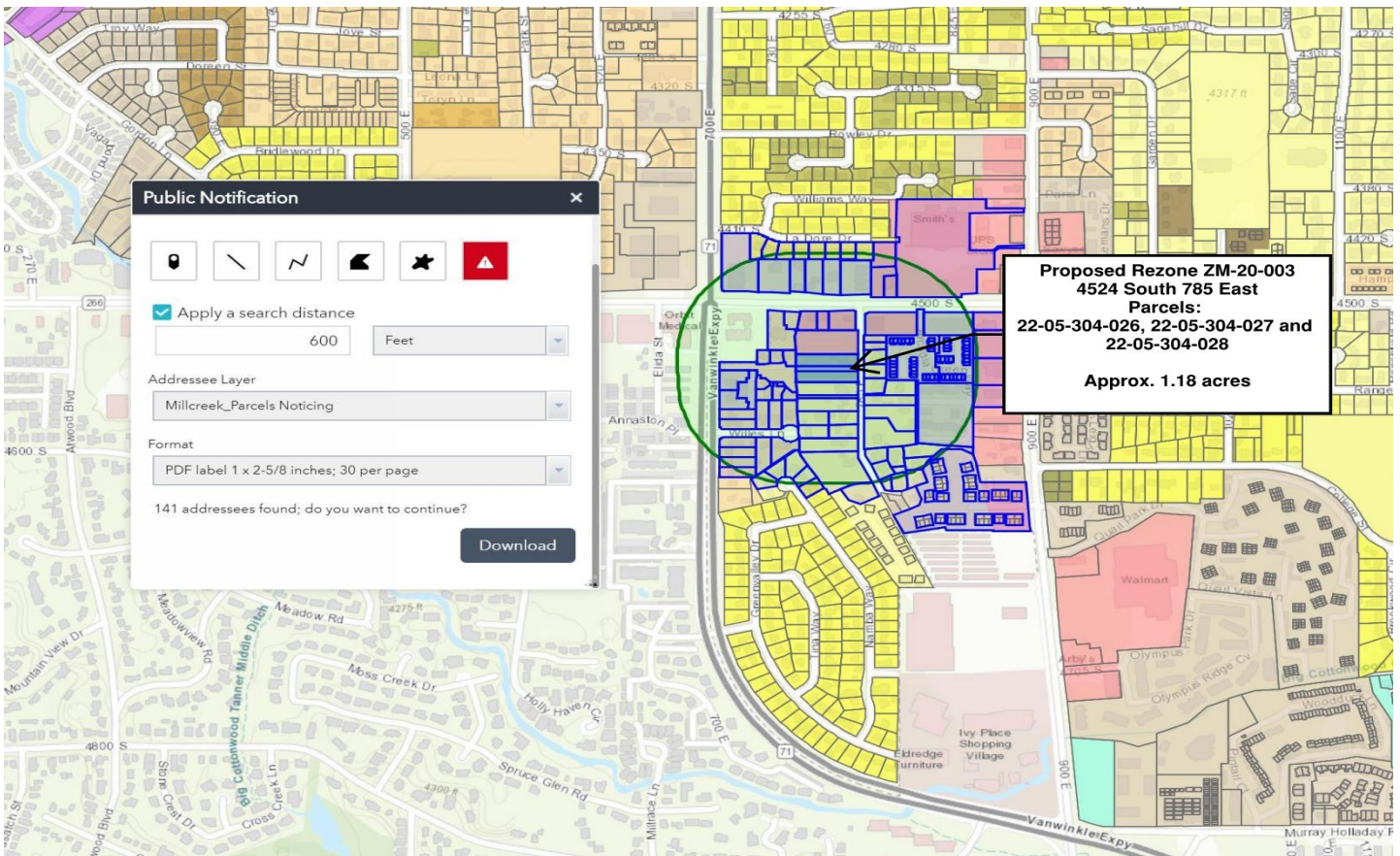
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Zone Maps





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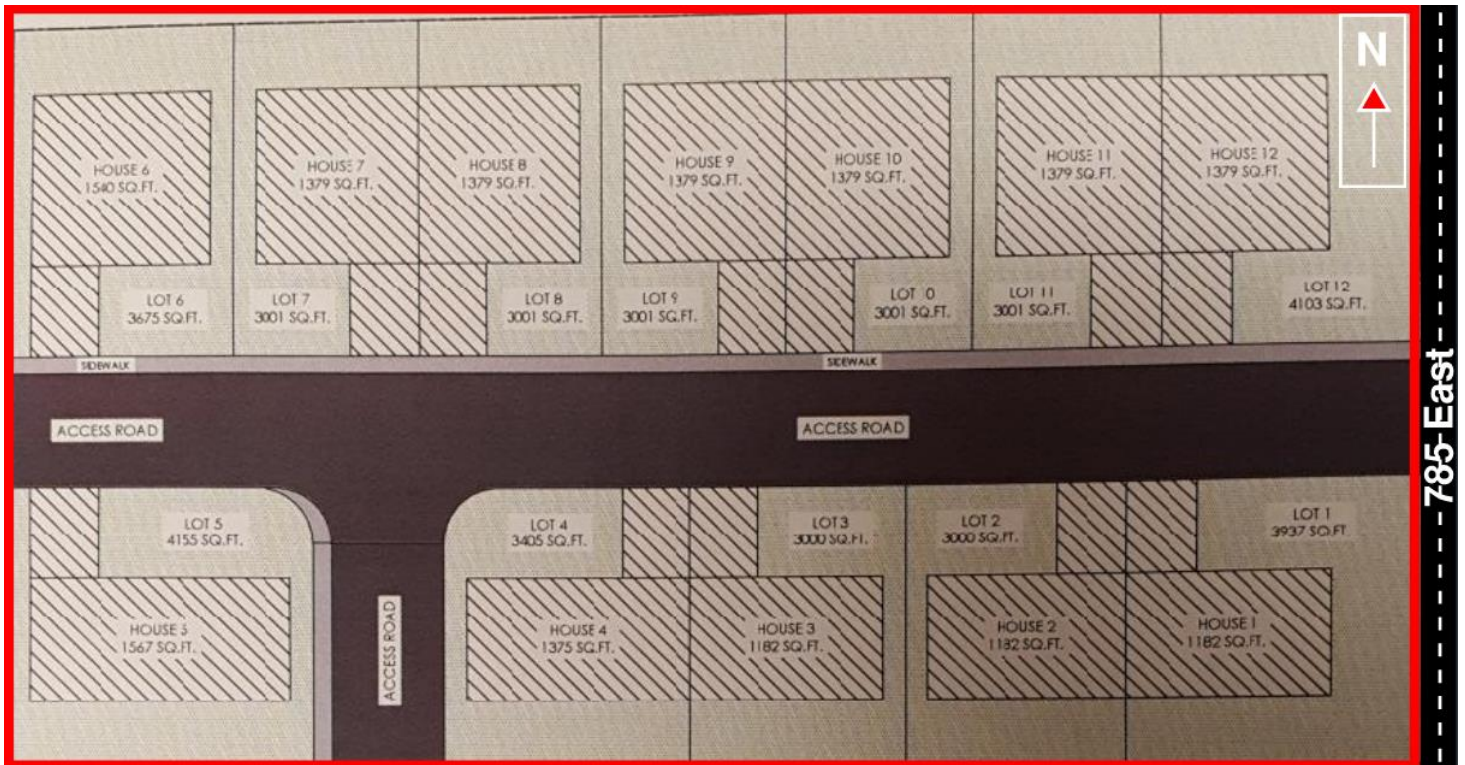
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Concept Plan



Attachments

-February 18, 2020 neighborhood meeting sign -in sheet (applicant did not provide a summary of the neighborhood meeting details)

-Traffic Study

-Applicant letter