



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: East Mill Creek Community Council
Meeting Date: July 2020

RE: Rezone application from R-1-21 & R-1-8 to only R-1-8 located at 3500 S Hillside Ln

Parcel ID 16-34-227-018

Applicant: City

File No.: ZM-20-007

Request

Rezone application from R-1-21 & R-1-8 to *only* R-1-8 located at 3500 Hillside Ln

Existing Land Use and Proposed Change

The property located at 3500 S Hillside Ln is largely zoned R-1-8 (residential single-family with a minimum lot size of 8,000 SF). Approximately 7,500 SF of the lot on the eastern side is zoned R-1-21. The property owner is proposing a 3-lot subdivision on the property. The configuration of the proposed subdivision would result in a split zoned parcel with half zoned R-1-8 and half zoned R-1-21. Millcreek does not have a policy of allowing parcels to be in multiple zones. Furthermore, the proposed lot would not be compatible with the minimum standards for the R-1-21 zone. The City is requesting to rezone the entire property R-1-8 to clean the property and prevent discrepancies with conflicting zoning regulations on one lot.



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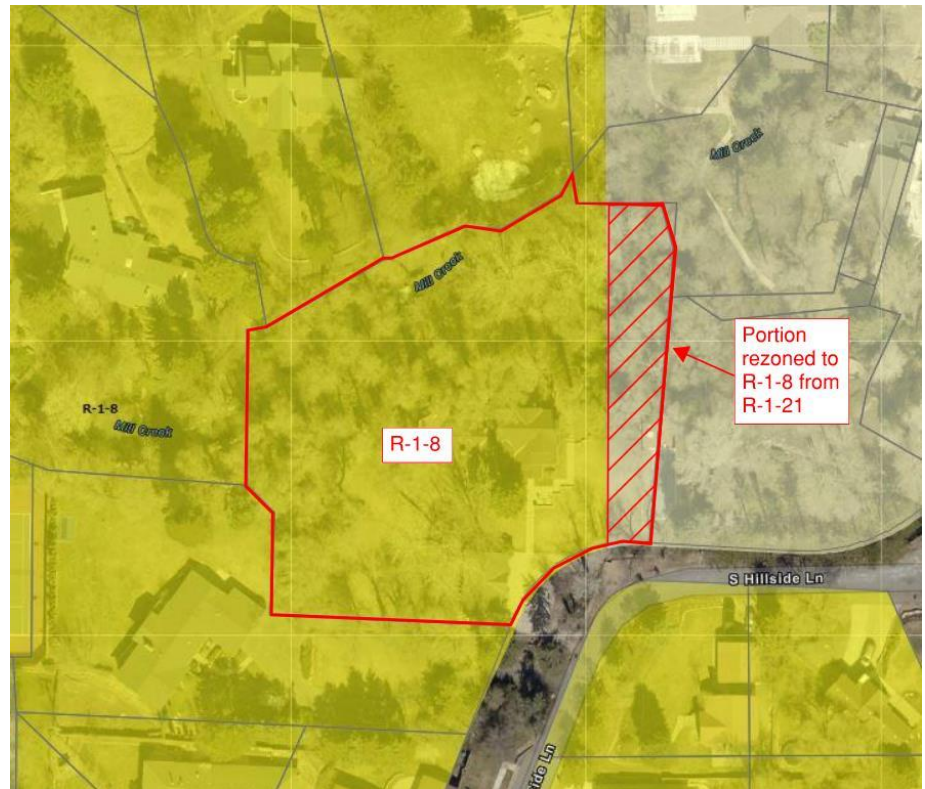
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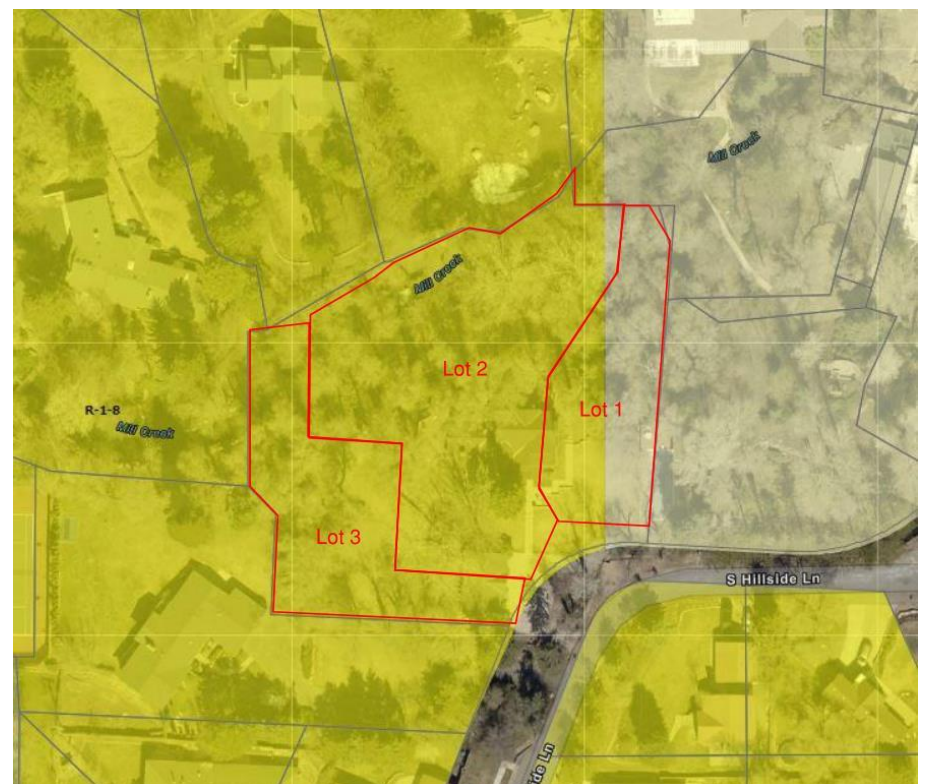
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Rezoning Exhibit



Proposed lot lines for 3 lot subdivision. (not drawn to exact boundaries).





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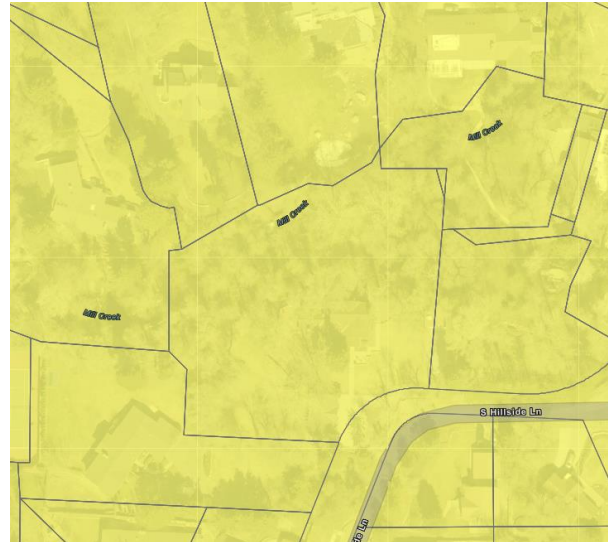
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Future Land Use Consideration

The rezone proposal does not contradict the future land use map as described in the general plan. The property is designated as Neighborhood 1, primarily single-family detached homes (see definition below).



<p>NEIGHBORHOOD 1</p>	<p>Primary: Single-family detached homes.</p> <p>Secondary: Parks, greenways, recreation, community gardens, schools, places of worship, and other complementary uses.</p>	<p>Typically 1 – 6 dwelling units per acre.</p>	<ul style="list-style-type: none"> • Includes neighborhoods (of all ages) that are comprised of predominantly of single-family detached homes. • A well-defined pattern of blocks and direct pedestrian and bicycle connections provide residents with direct access to nearby services and amenities.
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Staff Analysis

The property has filed for a subdivision application that will be reviewed by the Planning Commission in July along with this rezone proposal. Subdivision applications are the most technically and heavily reviewed applications done through the City. Staff is confident that the technical review process of the subdivision application can mitigate any detrimental effects. Staff is not recommending any further conditions be attached to this rezone application.

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.

Attachments

- **Plans**