



Millcreek City Planning and Community Development

3330 South 1300 East

Millcreek, Utah 84106

Phone: (801) 214-2750

Inspections: (385) 468-6690

STAFF MEMORANDUM

From: Blaine Gehring, AICP, Planner
To: Millcreek Community Council
Meeting Date: October 2, 2018

RE: Conditional Use Permit for an 18-unit townhome mixed use development in a C-2 zone at 3672 South 900 East

Applicant: Lotus Monarch Homes

File No.: CU-18-016

Request

Millcreek City Planning and Community Development is seeking your input on a request by Lotus Monarch Homes for Conditional Use Permit approval for an 18-unit townhome mixed use development in a C-2 zone at 3672 South 900 East. Pursuant to Chapter 19.60.020 of the Millcreek Code, the C-2 zone allows a mixed use (commercial or office and/or residential use within the same building or on the same lot) as a conditional use. With the conditional use permit approval of the Millcreek City Planning Commission, a townhome mixed use development will be allowed at this location for the development of the 18 3-story townhomes. The Planning Commission will discuss this matter at their meeting on **Wednesday, October 17, 2018 at 5:00 pm.**

Existing Land Use and Proposed Change

Currently the property is occupied by Utah Water Gardens which is a retail business dealing in water ponds, supplies and fish for the ponds. It is directly across the street from the Granite Federal Credit Union and the Fat Cats recreation center in the C-2 Zone. A new multi-family project called Lotus Millcreek is to the east of those commercial uses. The Capri Park apartment Homes are to the west as are some apartments adjacent to the north. There is a private street adjacent to the property on the south which serves several single family homes to the west.

Community Council Action

As per Chapter 2.56.100 of the Millcreek City Code, staff is seeking Millcreek Community Council's input on a conditional use permit application. If the conditional use is appropriate to



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the existing area, the council is encouraged to make recommendations concerning the application to the city planning commission.

Attachments

Aerial Photo Zoning Map

Figure 1: Aerial Photo (900 East looking west)





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Figure 2: Zoning and Neighborhood Map

