

**Millcreek City Hall**  
1330 E Chambers Ave  
Millcreek, Utah 84106  
millcreekut.gov



**Planning & Zoning**  
(801) 214-2700  
planner@millcreekut.gov

---

SP-26-003 (CU-25-004)

---

### Project Summary

**Meeting Date:** 2/3/2026  
**mi**  
**Applicant:** Matt Wilcox  
**Re:** Conditional Use Permit & Subdivision  
**Property Address:** 1265 E Villa Vista Ave  
**Zone:** CCOZ-DA  
**Prepared By:** Carlos Estudillo, Planner

### REQUEST AND SYNOPSIS

---

The applicant is seeking approval for a Conditional Use Permit in the City Center Overlay Zone at a property approximately located at 1265 E Villa Vista Ave, to accommodate an eighteen (18) unit townhome (rowhouse) residential project, with the intention of subdividing them for owner occupancy.

A development agreement is accompanying this application to ensure that the proposed site plan is executed as approved.

### EXISTING CONDITIONS & FINDINGS:

---

- The Subject Property involves a parcel comprising approximately .68 acres (29,765 sf). The subject property contains existing residential structures along with other accessory structures, all of which will be removed if approved for further development of the property.
- **Zoning.** The Subject Property is currently within the City Center Overlay – Development Agreement – (CCOZ-DA). Properties within the vicinity surrounding the Subject Property are within the C (commercial zone) to the North, South, and East, as well as R-M (Residential Mixed) to the north and west.
- **Surrounding Uses.** Properties surrounding the Subject Property consist of large-scale multi-family housing, and first-floor commercial stock. The envisioned uses for the City Center Overlay Zone.

- **Densities.** The City Center Overlay zone allows a building height range from 2 to 6 stories. The project offers eighteen (18) units. For comparison, the building directly south (The Richmond) contains 330 units, whereas the nearby building to the East (Cottonwood Highland) contains 250 units
  
- **Proposal.**
  - The applicant is proposing eighteen (18) residential units that will consist of three buildings accessed through Villa Vista Avenue (only).
    - Building One: Six (6) units. Four Bedroom units with Elevator on each unit.
    - Building Two: Six (6) units. Four Bedroom units with Elevator on each unit.
    - Building Three: Six (6) units. Three Bedroom units without elevator.
  
  - The proposed building heights and lengths are as follows:
    - Building One: 46 feet in height. 127.7' in length.
    - Building Two: 46 feet in height. 127.7' in length.
    - Building Three: 47 feet in height. 127.7' in length.
  
  - Exterior materials of a durable and resilient nature such as brick, stone, architectural metal panel, composite materials, or other materials of similar quality, hardness, and low maintenance characteristics are proposed in the design of the proposal. Nearly 61% of the facade is comprised of Brick (in different colors, hardy board and sliding).
  
  - As per MKZ 18.47.070, the developer would be required to provide a 20-foot setback along the street-facing facade between the top of the first story and the top of the third and upper stories. In lieu of this requirement, and as prescribed in the Development Agreement, the applicant will need to provide the following modifications:
    - All windows and doors to be indented into the façade, to prevent a flat street-facing façade.
    - A copper waterspout between each unit to give the illusion of separation of each unit at the façade.
    - Different color bricks to be applied in this façade to differentiate it from the rest of the proposal.
    - The top floor on building one (1) and two (2) to include a rooftop patio, breaking the front-facing façade, while adding a tower that is used to access the forementioned patio.
    - A break between the corner units on building one (1) and two (2) and the central four

units to provide articulation at the final height of the building.

- As per MKZ 18.47.070, for any building over 40 feet in height, A five-foot (5') stepback along a façade facing the rear property line is required between the top of the first story and the top of the third story and upper stories. In leu of this requirement, and as prescribed in the Development Agreement, the applicant will need to provide the following modifications:
  - The top floor on building one (1) and two (2) to have a rooftop patio, breaking the front-facing façade, while adding a tower that is used to access the aforementioned patio.
- As per MKZ 18.47.070, a 10-foot stepback along a façade facing a side property line is required between the top of the first story and the top of the third story and upper stories. In leu of this requirement, and as prescribed in the Development Agreement, the applicant will need to provide the following modifications:
  - Cementitious fiber board bump-outs into building three (3) to not only provide with a style of bay windows, but to provide articulation to the building that otherwise would require a stepback.
  - Additionally, all windows and doors must be indented into the façade, to prevent a flat street-facing façade.
  - Dormers at the fourth level to provide an architectural break on the at the top of the building.
- For street-facing building facades, exterior building materials used shall consist of a minimum of 75 percent brick or stone excluding windows. The applicant is requesting a CCOZ-DA modification to waive this requirement, as the applicant is proposing 61% brick along the Villa vista street facing façade and 55% brick along Richmond Street-facing façade.
  - Due to articulation concerns, and lack of setbacks, the applicant managed creative solutions to articulate the building by adding features that required more flexible materials, such as hardy board paneling and siding. By meeting this requirement, the proposal loses flexibility in material use to mitigate any design concerns on articulation and stepbacks.
- Windows shall constitute at least 50 percent of first story street-facing facades, and windows shall be at least 50 percent transparent. The current proposal does not meet the glassing requirements set forth in MKZ 18.44.080, as this requirement may apply to first-floor commercial buildings, rather than rowhouse townhomes. In leu of this requirement, and as prescribed in the Development Agreement, the applicant will need to provide the following modifications:
  - Building 1 & 2: 20% of first story street-facing facades.
  - Building 3: 18% of first story street-facing façade.

- Landscaping to be subject to MKZ 18.64 (Landscape standards). Proposal currently meets the requirement of allocating, at least, 30% of the overall lot size as open space.
- Parking is subject to MKZ 18.63 (Parking and Mobility Standards).
  - The Project shall have at least thirty-six (36) parking stalls, which shall be contained within the eighteen individual two-car garages.
  - Additionally, as per the prescribed cross section for **neighborhood streets**, depicted in Figure 18.47.7 and in Table 18.47-8 within MKZ **18.47.060** (CCOZ Design Standards), the project will include seven (7) on street parking stalls and one (1) ADA parking stall, which will be dedicated to the City as part of the Right-of-way.
  - Millcreek will require five (5) guest parking spaces [18 (units) x 0.25 (spaces per unit for visitor parking) = 4.5 stalls, rounded to five. These stalls will be located within the forementioned on street stalls, which may be used as shared parking serving Villa Vista Ave. When striped public parking spaces are present along the street frontage of a site, those spaces may contribute to the minimum parking requirement, subject to the following criteria:
    - Striped on-street parking spaces must abut the frontage of a given site. Parking spaces on the opposite side of the street may not contribute to the required parking.
    - Striped on-street spaces may contribute up to 50 percent of the parking minimum requirement.
    - In the case that street parking is constructed as an improvement in conjunction with an approved site plan, the striped on-street spaces may contribute up to 75 percent of the parking minimum requirement.
    - These spaces may not be used for community parking credits.
- The Subject Property has one access from Villa Vista Ave to the site, measuring 25' in width, meeting the 2019 Transportation Master plan. Access has been reviewed and accepted by Unified Fire.
- The CCOZ-DA does not require owner occupied housing; As agreed and prescribed in the development agreement, the applicant must submit a subdivision plat for owner occupancy approval, which has been submitted for
- **Commercial Requirements:** Live/Work Units shall consist of a ground story that is limited to commercial uses that are allowed in the City Center Overlay Zone. A commercial aspect shall be proposed to meet the mixed-use requirements of the CCOZ.
- **Right-of-way improvements.** The Developer shall provide a ten-foot (10') wide public easement parallel to and abutting Villa Vista Avenue right-of-way. Additionally, The developer shall provide a five-foot (5') wide public easement parallel to and abutting Richmond St. The Developer shall also

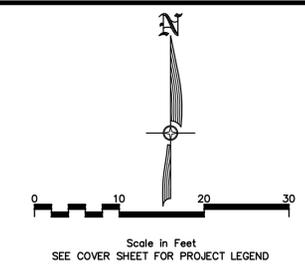
install frontage improvement to the abutting right of way (including but not limited to curb, gutter, sidewalk, landscaped park strip, asphalt, and utilities).

- **Ditch Maintenance:** Irrigation improvements shall meet the requirements of the Lower Millcreek Canal Company, in an effort to mitigate historic flooding in the neighborhood

## **SUPPORTING DOCUMENTS**

---

- **Site plan**
- **Elevations**
- **Plat**



**LOT AREAS:**

| LOT                | SQ. FT. | ACRES. |
|--------------------|---------|--------|
| BUILDING FOOTPRINT | 15,863  | 0.364  |
| ASPHALT            | 5,912   | 0.136  |
| LANDSCAPING        | 5,268   | 0.121  |
| CONCRETE           | 2,722   | 0.062  |

**LOT PARKING REQUIREMENTS:**

|                          | UNITS     | CITY REQ'T           |
|--------------------------|-----------|----------------------|
| MULTI-HOUSEHOLD DWELLING | 18        | 36 2 PER UNIT        |
| VISITOR PARKING          | 18        | 5 0.25 PER UNIT      |
| <b>TOTAL REQUIRED</b>    | <b>41</b> |                      |
| <b>TOTAL PROVIDED</b>    | <b>44</b> |                      |
| ACCESSIBLE SPACES        | 1         | (1 REQ'D 1 TO 25)    |
| BICYCLE SPACES           | 10        | 2 SPACES PER 4 UNITS |

| NO. | REVISIONS | BY | DATE |
|-----|-----------|----|------|
|     |           |    |      |

DESIGNER: TLH PROJECT ENGINEER: TLH

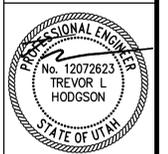
**CIVIL ENGINEERING + SURVEYING**

**CIR**

10718 SOUTH BECKSTEAD LANE, STE. 102  
SOUTH JORDAN, UT 84095 - 801-949-0296

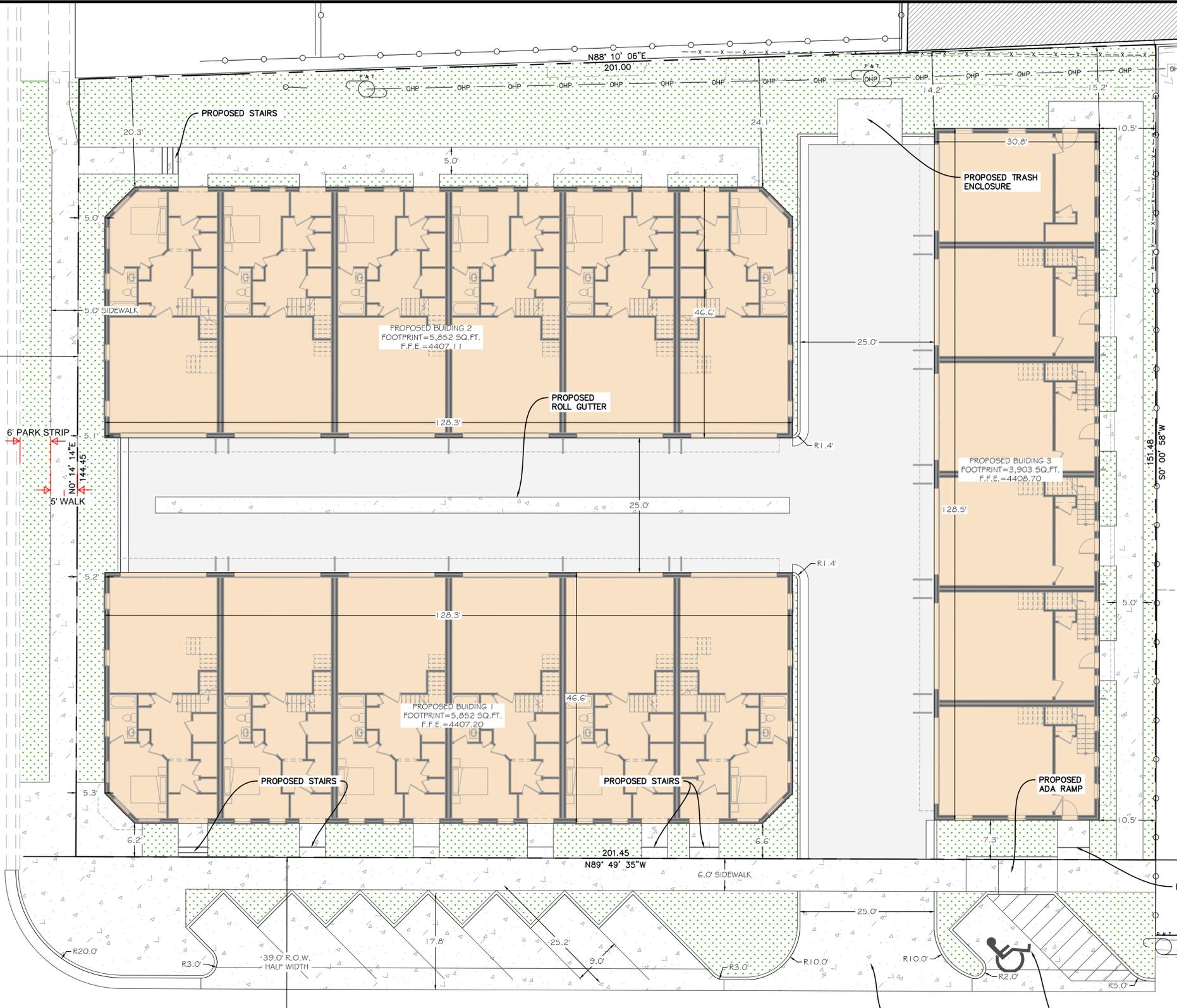
VILLA VISTA RESIDENTIAL  
1265 EAST VILLA VISTA AVENUE, SALT LAKE CITY, UT 84106

SITE PLAN



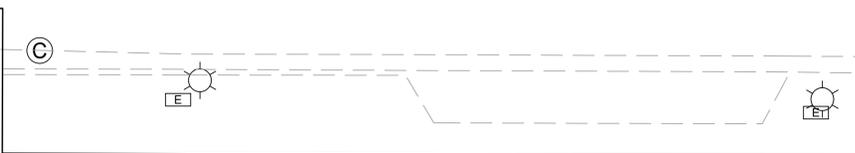
SHEET NO. C1.0

PROJECT ID: E25-073 DATE: 10/08/25  
FILE NAME: PRJ-MVV SCALE: 1"=10'



RICHMOND STREET  
(85.0' Public Right-of-Way)

VILLA VISTA AVENUE (GUNN AVE)  
(Public Right-of-Way)



| MARK | ISSUE DESCRIPTION | ISS. DATE | REV. DESCRIPTION | REV. DATE | DRAWN BY |
|------|-------------------|-----------|------------------|-----------|----------|
|      |                   |           |                  |           | DC       |

VILLA VISTA TOWNHOMES  
1265 East Villa Vista Avenue  
Millcreek, UT 84106

DEVELOPER APPROVAL

ISSUE DATE  
08.08.25

BUILDING 1 & 2  
EXTERIOR  
ELEVATIONS

SHEET

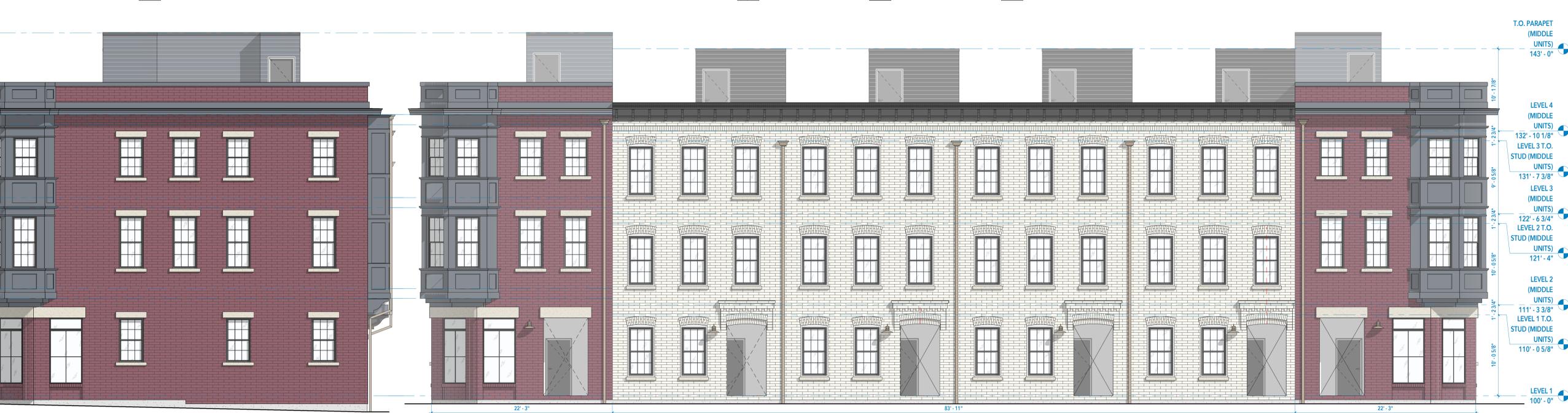
A201A

EAST ELEVATION EXTERIOR MATERIAL LEGEND

|  |                                       |  |                                   |  |                        |
|--|---------------------------------------|--|-----------------------------------|--|------------------------|
|  | BRICK COLOR 1   1,161 SF (65%)        |  | HARDIE BOARD PANEL   393 SF (19%) |  | GLAZING   384 SF (18%) |
|  | HORIZONTAL SIDING PANEL   195 SF (9%) |  |                                   |  |                        |

SOUTH ELEVATION EXTERIOR MATERIAL LEGEND

|  |                                |  |   |  |   |
|--|--------------------------------|--|---|--|---|
|  | BRICK COLOR 1   937 SF (19%)   |  | Durable Composite Siding   486 SF (10%)       |  | GLAZING   1,015 SF (20%)                      |
|  | BRICK COLOR 2   2,106 SF (42%) |  | HORIZONTAL SIDING PANEL COLOR 1   472 SF (9%) |  | HORIZONTAL SIDING PANEL COLOR 2   472 SF (9%) |



A1 BUILDING 1 & 2 - EAST ELEVATION  
A201A 3/16" = 1'-0"

A3 BUILDING 1 & 2 - SOUTH ELEVATION  
A201A 3/16" = 1'-0"

WEST ELEVATION EXTERIOR MATERIAL LEGEND

|  |                                       |  |   |  |                        |
|--|---------------------------------------|--|---|--|------------------------|
|  | BRICK COLOR 1   1,161 SF (64%)        |  | DURABLE COMPOSITE SIDING   393 SF (19%) |  | GLAZING   384 SF (18%) |
|  | HORIZONTAL SIDING PANEL   195 SF (9%) |  |   |  |                        |

NORTH ELEVATION EXTERIOR MATERIAL LEGEND

|  |                             |  |   |  |  |
|--|-----------------------------|--|---|--|--|
|  | BRICK COLOR 1   404 SF (9%) |  | Durable Composite Siding   735 SF (17%)     |  | GLAZING   495 SF (11%)                         |
|  | BRICK COLOR 2   331 SF (8%) |  | HARDIE BOARD PANEL COLOR 2   1,541 SF (35%) |  | HORIZONTAL SIDING PANEL COLOR 1   559 SF (13%) |
|  |                             |  | STANDING SEAM ROOF SYSTEM   34 SF (1%)      |  | HORIZONTAL SIDING PANEL COLOR 2   266 SF (6%)  |



A1 BUILDING 1 & 2 - WEST ELEVATION  
A201A 3/16" = 1'-0"

A3 BUILDING 1 & 2 - NORTH ELEVATION  
A201A 3/16" = 1'-0"

NOT FOR CONSTRUCTION

EAST ELEVATION EXTERIOR MATERIAL LEGEND

- BRICK COLOR 1 | 857 SF (68%)
- DURABLE COMPOSITE SIDING | 447 SF (30%)
- GLAZING | 181 SF (12%)

SOUTH ELEVATION EXTERIOR MATERIAL LEGEND

- BRICK COLOR 1 | 2,242 SF (38%)
- DURABLE COMPOSITE SIDING | 1,307 SF (22%)
- GLAZING | 1,059 SF (18%)
- ROOFING | 1,325 SF (22%)



C1 BUILDING 3 SOUTH ELEVATION  
A201 3/16" = 1'-0"

C2 BUILDING 3 EAST ELEVATION  
A201 3/16" = 1'-0"

WEST ELEVATION EXTERIOR MATERIAL LEGEND

- BRICK COLOR 1 | 857 SF (58%)
- HARDIE BOARD PANEL | 447 SF (30%)
- GLAZING | 181 SF (12%)

NORTH ELEVATION EXTERIOR MATERIAL LEGEND

- BRICK COLOR 1 | 591 SF (11%)
- DURABLE COMPOSITE SIDING | 2,760 SF (53%)
- GLAZING | 846 SF (26%)
- ROOFING | 1,057 SF (20%)



A1 BUILDING 3 NORTH ELEVATION1  
A201 3/16" = 1'-0"

A2 BUILDING 3 WEST ELEVATION  
A201 3/16" = 1'-0"

DRAWN BY: DC

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |
|      |      |             |
|      |      |             |

VILLA VISTA TOWNHOMES  
1265 East Villa Vista Avenue  
Midcreek, UT 84106

DEVELOPER APPROVAL  
DATE  
SIGNATURE

NOT FOR CONSTRUCTION

ISSUE DATE  
08.08.25

BUILDING 3  
EXTERIOR  
ELEVATIONS

SHEET

This drawing, as an instrument of professional service, is the property of MINT ARCHITECTURE L.L.C. and shall not be used, in whole or in part, for any other project without the written permission of an authorized representative of MINT ARCHITECTURE L.L.C. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2025 by MINT ARCHITECTURE L.L.C.

