

Project Name - Bridgetower Multi-family

Hearing Date - September 15, 2022

Planner - Joseph Dodson

Project Description - Request for Conditional Use Permit for a multi-family development consisting of 235 units on 16.61 acres of land in the R-15 zoning district, by Alpha Development Group.

Project Location - The site is located at S0427438410 on the north side of W. McMillan Road between N. San Vito Way and N. Vicenza Way, near the northwest corner of N. Ten Mile Road and W. McMillan Road, in the SE 1/4 of Section 27, Township 4N, Range 1W.



**Type of Review Requested**

Hearing

File number: H-2022-0047  
Assigned Planner: Joseph Dodson  
Related Files: \_\_\_\_\_

**Applicant Information**

Applicant name: BRAD WATSON, ALPHA DEVELOPMENT GROUP Phone: \_\_\_\_\_  
Applicant address: 166 E. 14000 S. SUITE 110, DRAPER, UT 84020 Email: brad@wadsdev.com

Owner name: BRAD WATSON, BRIDGETOWER R15 OWNER LLC Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Owner address: 166 E 14000 S, SUITE 110, DRAPER, UT 84020 Email: brad@live-alpha.com

Agent name (e.g. architect, engineer, developer, representative): BRAD WATSON  
Firm name: ALPHA DEVELOPMENT GROUP Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Address: 166 E. 14000 S. SUITE 110 Email: brad@live-alpha.com

Contact name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Contact address: \_\_\_\_\_ Email: \_\_\_\_\_

**Subject Property Information**

Location/street address: \_\_\_\_\_  
Assessor's parcel number(s): S0427438410  
Township, range, section: 4N1W27

**Project Description**

Project/Application Name: Bridgetower Multi-family - CUP

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**Application Information**

<b>APPLICATION TYPES</b>	
Is this application exempt from fees?:	No
Conditional Use Permit - CUP:	CHECKED
<b>ADDRESS VERIFICATION</b>	
Address Verification Permit Number:	LDAV-2021-0779
<b>TYPE OF USE PROPOSED</b>	
Multi-Family:	CHECKED
<b>PROPERTY INFORMATION</b>	
General Location:	Near the NWC of Ten Mile and McMillan
Current Land Use:	vacant
Total Acreage:	16.61
Prior Approvals (File Numbers):	H-2019-0001
Traffic Study Required per ACHD:	Yes
Has a traffic study been accepted by ACHD:	Yes
<b>ZONING DISTRICT(S)</b>	
R-15:	CHECKED
<b>FLUM DESIGNATION(S)</b>	
Mixed Use Community:	CHECKED
Acreage - Mixed Use Community:	16.61
<b>PROJECT INFORMATION</b>	
Site Plan Date (MM/DD/YYYY):	06/13/2022
Landscape Plan Date (MM/DD/YYYY):	06/13/2022
Elevations Date (MM/DD/YYYY):	06/13/2022
What was the date of your pre-application meeting?:	04/29/2022
What was the date of your neighborhood meeting?:	05/23/2022
<b>PROPERTY POSTING</b>	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED
<b>MULTI-FAMILY</b>	
Total Number of Units:	235
Number of 1 Bedroom Units:	157
Number of 2-3 Bedroom Units:	78
Number of 4+ Bedroom Units:	0
<b>QUALIFYING OPEN SPACE</b>	
Open Grassy Area (min. 50' x 100'):	CHECKED
Plaza(s):	CHECKED
10' Parkway Along Arterials:	CHECKED
Stormwater Detention Facilities:	CHECKED

<b>QUALIFYING SITE AMENITIES</b>	
<b>Clubhouse:</b>	CHECKED
<b>Fitness Facilities:</b>	CHECKED
<b>Additional 5% Open Space:</b>	CHECKED
<b>Dog Owner Facilities:</b>	CHECKED
<b>Swimming Pool:</b>	CHECKED
<b>Children's Play Structure:</b>	CHECKED
<b>Sports Courts:</b>	CHECKED
<b>Walking Trails:</b>	CHECKED
<b>Open Grassy Area (min. 50' x 100') - Multi-Family:</b>	CHECKED
<b>TIME EXTENSION INFORMATION</b>	
<b>Number of months extension:</b>	24
<b>PLAN REVIEW</b>	
<b>Verified submittal standards and checklist items:</b>	CHECKED
<b>Verify that all drawings/documents will be uploaded in Project Dox as Individual PDF's:</b>	CHECKED
<b>APPLICATION DISCLAIMER</b>	
<b>I have read and accept the above terms:</b>	CHECKED
<b>Your signature:</b>	Brad Watson
<b>MISC</b>	
<b>Is new record:</b>	No



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**Subject Property Information**

Location/street address: \_\_\_\_\_

Assessor's parcel number(s): S0427438410

Township, range, section: 4N1W27

**Project Description**

Project/Application Name: Bridgetower Multi-family - CUP

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Plaza(s):	CHECKED
10' Parkway Along Arterials:	CHECKED
Stormwater Detention Facilities:	CHECKED



<b>QUALIFYING SITE AMENITIES</b>	
<b>Clubhouse:</b>	CHECKED
<b>Fitness Facilities:</b>	CHECKED
<b>Additional 5% Open Space:</b>	CHECKED
<b>Dog Owner Facilities:</b>	CHECKED
<b>Swimming Pool:</b>	CHECKED
<b>Children's Play Structure:</b>	CHECKED
<b>Sports Courts:</b>	CHECKED
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<b>MISC</b>	
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