



**Project #18-041
Meadow Creek Subdivision Rezone
Located at approx. 2200 South 1500 West**

REPORT SUMMARY...

Project Name: Meadow Creek Subdivision Rezone
Proponent/Owner: Visionary Homes / DHI Builders LLC
Project Address: 1500 West 2200 South
Request: Rezone from NR-6 to MR-9
Current Zoning: Neighborhood Residential Traditional (NR-6)
Date of Hearing: November 8, 2018
Type of Action: Legislative
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend **denial** to the Municipal Council for a Rezone of approximately 34 acres of property located at approximately 1500 West 2200 South (TIN# 03-005-0061; -0002; 0053; 0004; 0057; 0062; -0046; -0054.) from Neighborhood Residential Traditional (NR-6) to Mixed Residential Transitional MR-9).

Land use adjoining the subject property

<i>North:</i>	MR-9: Single Family Uses	<i>East:</i>	NR6: Single Family Uses
<i>South:</i>	NR6: Single Family Uses	<i>West:</i>	Outside of City Boundary

REQUEST

The proponent is requesting to rezone approximately 34 acres (8 parcels) north of 2200 South and west of 1600 West from NR-6 to MR-9. This area was annexed into the City in 2005 and previously approved as the Spring Creek Village PUD Subdivision in 2007. Spring Creek Village had only the first phase constructed, with some of the lots later being re-platted differently than the original design. Subsequently in 2014, the 80-lot Meadow Creek Subdivision was approved but a final plat was never recorded and has since expired. This area contains a pond (Spring Creek Reservoir) and the Spring Creek waterway that defines the northern border of the project site. A second ditch/canal traverses the site to the southwest corner. The area is generally flat and currently used for agricultural purposes.

GENERAL PLAN

The Future Land Use Plan (FLUP) adopted in 2008 identifies this area as Detached Residential (DR). DR areas are describes as being designated for single family residential homes built at 4-6 units per acres. New development must create traditional neighborhood character with homes oriented towards streets with front porches. Subdivision streets should create block patterns similar to that of historic Logan neighborhoods. Mixed Residential (MR) areas are described in the General Plan as areas being designed to provide a range of housing options for all stages of life. Structures in MR will range from small single-family homes to townhomes and apartments.

LAND DEVELOPMENT CODE

The Land Development Code (LDC) describes the NR-6 zone as being Logan's most established residential areas. Detached single-family homes are permitted at no more than six (6) dwelling units per acre and with 6,000 SF minimum lot sizes. The MR-9 zone is described as allowing a mix of detached and attached housing structures. This zone will also provide a transition between commercial and higher density residential areas to lower density single-family zones. The MR-9 zone allows attached housing units (townhomes) at a maximum density of nine (9) units per acre of land.

ZONING HISTORY

In 2005, this property was zoned Agriculture. In 2007, the zoning was changed to SFT. In 2012 the property was zoned NR-W and in 2014 to the present it has been zoned NR-6.

SUMMARY

Considering the location of this property and comparing the future land use designations, current developments and approved projects within a ¼ mile radius, single-family detached homes are significantly outnumbered by multi-family attached and mobile home units. (approximately 700 multi-family units, 250 mobile/manufactured homes & 200 single family homes). The expired Meadow Creek Subdivision approved in 20014 would have added 80 single family home sites, but this proposal is for that same property. The FLUP indicates this area as detached single-family land uses. There are additional MR areas identified on the FLUP near 1000 West and 2200 South for future multi-family housing possibilities.

The MR-9 zone allows attached housing at a maximum of nine (9) units per acre of land. When considering rezone applications, the entire range of development possibilities should be anticipated. If the entire 34 acres were to be developed with multi-family attached housing at maximum densities, it would create over 300 units. Given the adjacent proximity to the existing homes within the Spring Creek Village phase one and the fact that this area would not be considered a transitional zone as explained in the LDC, staff would recommend against this proposal.

AGENCY AND CITY DEPARTMENT COMMENTS

No comment.

PUBLIC COMMENTS

Several phone calls and one written comment has been received from area residents, all of which have expressed concerns or opposition to the rezone proposal. A copy is attached for your review.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 10/28/18, posted on the City's website and the Utah Public Meeting website on 11/01/18, and noticed in a quarter page ad on 10/21/18, and a Public Notice mailed to property owners within 300' were sent on 10/8/18.

RECOMMENDED FINDINGS FOR DENIAL

The Planning Commission bases its decision on the following findings supported in the administrative record for this project:

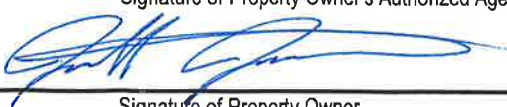
1. The location of the subject property is not considered a transitional area between higher and lower intensity land uses.
2. The subject property was never identified in the General Plan and Land Development Code as an area for future multi-family development or MR zoning.
3. The existing single family residential homes in the vicinity are anticipating additional single-family uses not multi-family uses.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.

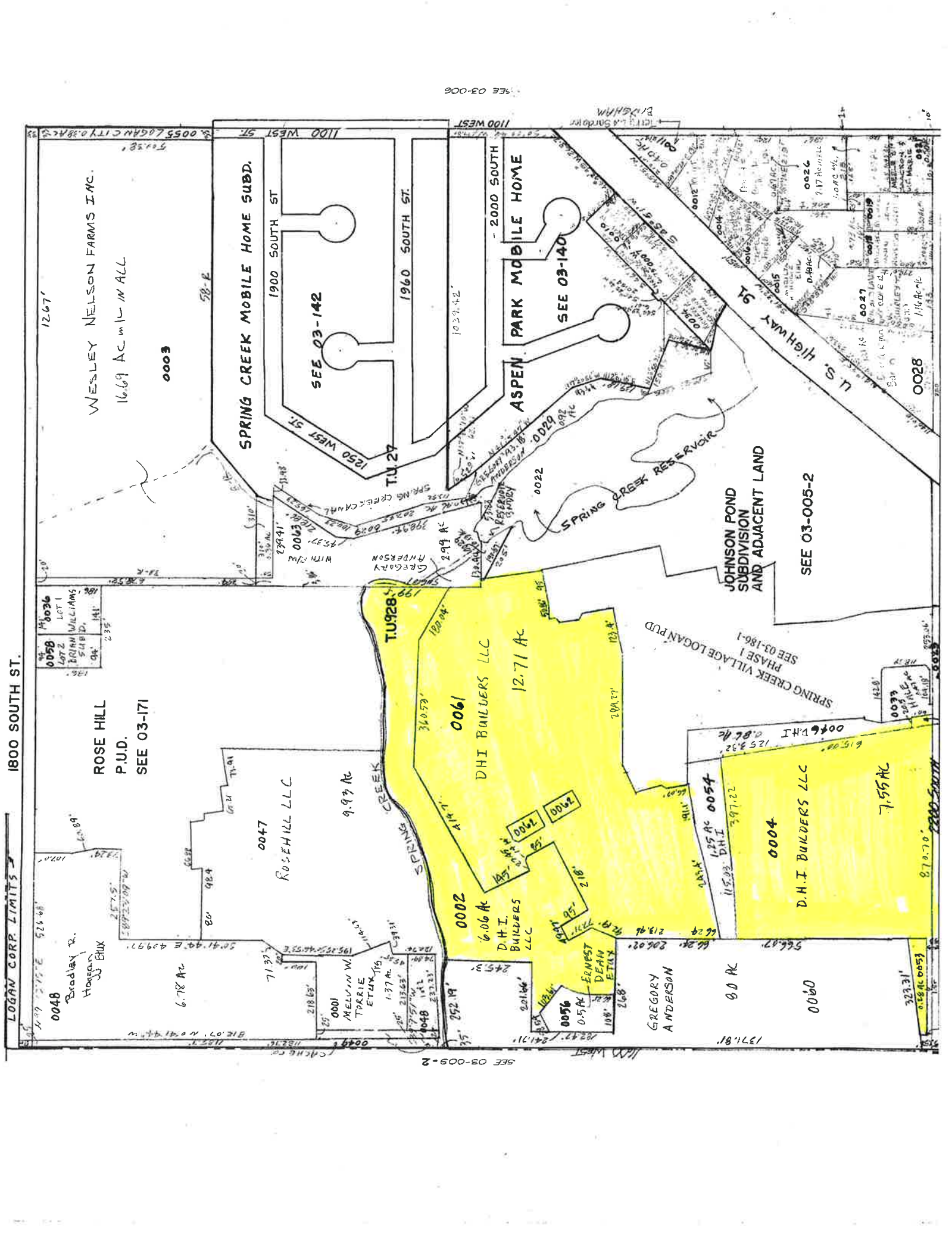


APPLICATION FOR PROJECT REVIEW

Planning Commission Land Use Appeal Board Administrative Review

Date Received 10-8-18	Received By DZ	Receipt Number 512444	Zone	Application Number PC 18-041
Type of Application (Check all that apply): <input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Zone Change <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME Meadow Creek Subdivision Rezone				
PROJECT ADDRESS @ 2200 South 1400 West, Logan, Utah			COUNTY PLAT TAX ID # 03-005-0053 03-005-0061 03-005-0004 03-005-0002 03-005-0057 03-005-0062	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Visionary Homes 2018, LLC			MAIN PHONE # (435) 752-1480	
MAILING ADDRESS 50 East 2500 North Ste. 101 N. Logan		CITY UT	STATE UT	ZIP 84341
EMAIL ADDRESS janet@visionaryhomes.com				
PROPERTY OWNER OF RECORD (Must be listed) DHI Builders, LLC			MAIN PHONE # (801) 693-8186	
MAILING ADDRESS 791 Michie Lane		CITY Midway	STATE UT	ZIP 84049-6739
EMAIL ADDRESS -				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Requesting MR-9 Zoning.			Total Lot Size (acres) @ 33 acres +/-	
			Size of Proposed New Building (square feet)	
			Number of Proposed New Units/Lots	
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -				
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.			Signature of Property Owner's Authorized Agent 	
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.			Signature of Property Owner	

Council workshop: Dec. 4
Council hearing: Dec. 18



1800 SOUTH ST.

LOGAN CORP. LIMITS

WESLEY NELSON FARMS INC.

16.69 AC +/- IN ALL

0003

SPRING CREEK MOBILE HOME SUBD.

SEE 03-142

ASPEN PARK MOBILE HOME

SEE 03-140

JOHNSON POND SUBDIVISION AND ADJACENT LAND

SEE 03-005-2

ROSE HILL P.U.D. SEE 03-171

ROSEHILL LLC

DHI BUILDERS LLC

12.71 AC

0061

D.H.I. BUILDERS LLC

7.55 AC

0004

0048
Bradley R. Hagan
J. Bruce

0000
MELVIN W. TORRIE
ETUX, TRS

0047

0002
6.06 AC
D.H.I. BUILDERS LLC

0001
1.05 AC
D.H.I. BUILDERS LLC

0002
0.05 AC
ERNEST DEAN ETUX

GREGORY ANDERSON

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0060

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T.U. 928

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SEE 03-009-2

SEE 03-006

1100 WEST ST.

1100 WEST ST.

1100 WEST ST.

1100 WEST ST.

1267'

58-E

1900 SOUTH ST.

1960 SOUTH ST.

2000 SOUTH

U.S. HIGHWAY 94

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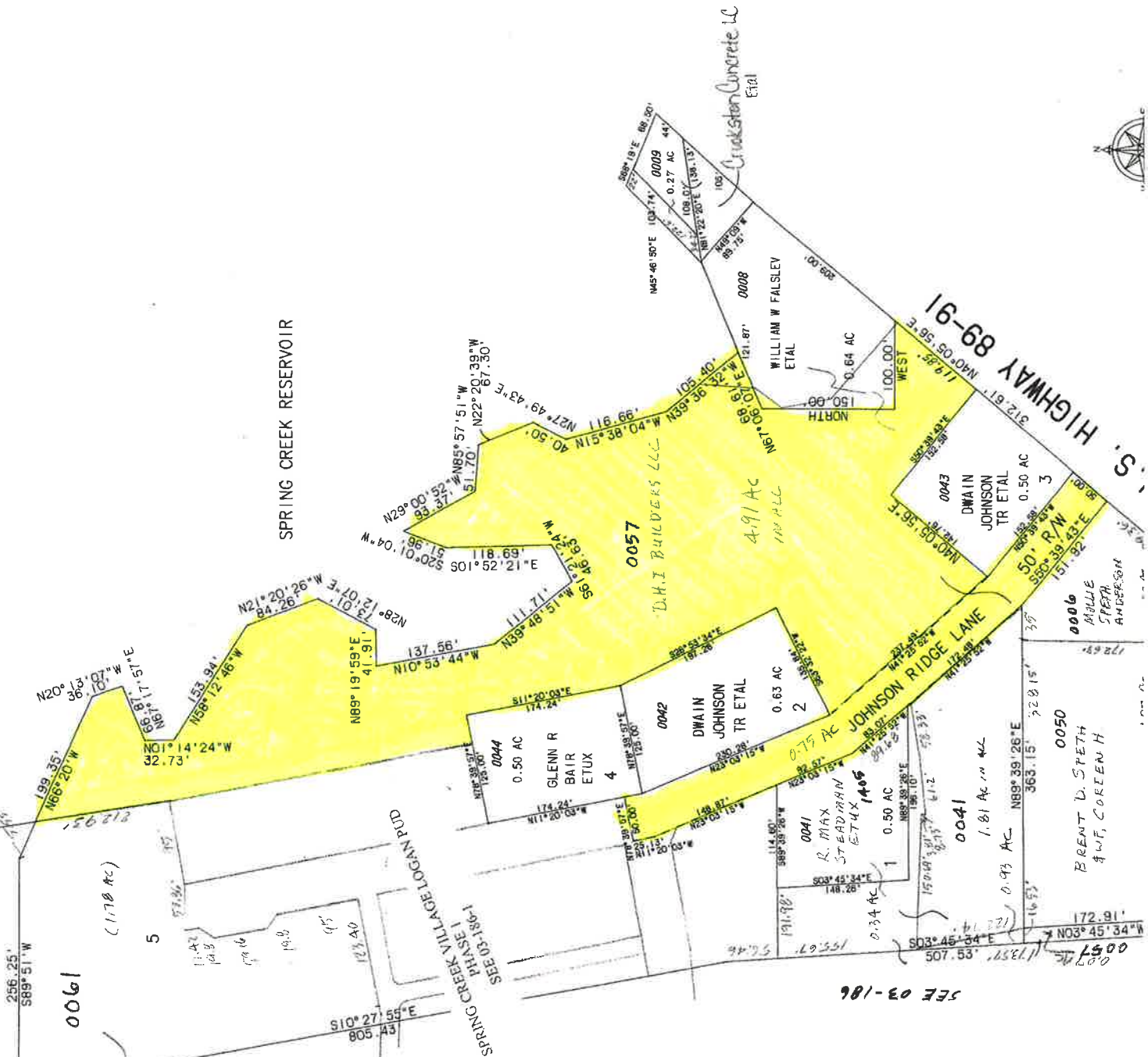
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JOHNSON POND SUBDIVISION



MAP NO. 1993-860
 FILED 11 AUGUST 1993
 FILING NO. 581821
 SITE PAGE 03-005-1

SEE 03-186



PC 18-041
Meadow Creek Subdivision Rezone

PROJECT LOCATION

