



**Project #19-021
Woodmoore Pointe Rezone
Located at 1280 West 1800 South**

REPORT SUMMARY...

Project Name: Woodmoore Pointe Rezone
Proponent/Owner: Visionary Homes / Gregory Anderson
Project Address: 1280 West 1800 South (approx..)
Request: Rezone from NR-6 to MR-9
Current Zoning: Traditional Neighborhood Residential (NR-6)
Date of Hearing: June 27, 2019
Type of Action: Legislative
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for a Rezone of approximately 2.99 acres of property located at approximately 1280 West 1800 South (TIN# 03-005-0063) from Traditional Neighborhood Residential (NR-6) to Mixed Residential Transitional (MR-9).

Land use adjoining the subject property

<i>North:</i>	MR-9 Multi-Family Residential	<i>East:</i>	NR-6 Single Family Residential
<i>South:</i>	NR-6 Single Family Residential	<i>West:</i>	Mr-9 Multi-Family Residential

REQUEST

The proponent is requesting to rezone approximately 2.99 acres of property from NR-6 to MR-9 with the intention of developing the property as a contiguous extension of the recently approved Woodmoore Pointe townhome project. The Woodmoore Point townhome project was approved in October of 2018 and contains 150 townhomes on approximately 17 acres. This 2.99 parcel is directly south of the Woodmoore Pointe townhome project and has limited access opportunities, sensitive lands and challenging topography. The riparian areas associated with Spring Creek and Spring Creek Reservoir cover the lower part of the 2.99-acre site, making full site development unlikely. Approximately half of the 2.99-acre site is reasonably developable and suitable for approximately 10-14 additional townhomes aligned along the extension of the currently dead-ending 1280 West street. This 2.99-acre site also presents a unique opportunity for a Logan City trails network extension along Spring Creek and around the Reservoir from the current Trapper Park Trail.

GENERAL PLAN

The Future Land Use Plan (FLUP) adopted in 2008 identifies this property as Mixed Residential (MR). The FLUP does not distinguish between the different MR zoning districts in the General Plan. MR is described as areas that provide a range of housing options for all stages of life and levels of income. MR areas should be located near employment centers and service areas, allowing for transportation options and walk-ability.

ZONING

The MR-9 zone is described in the Land Development Code (LDC) as providing transitional areas between higher intensity commercial and lower intensity residential. A variety of housing types and designs are encouraged to promote neighborhood stability and a sense of community. This zone allows numerous structure types, including townhomes, twin-homes and courtyard homes. Densities are limited to 9 units per acre of land and building heights are capped at 35'. Open space and outdoor space are required at 30% of the overall project site.

SUMMARY

The FLUP indicates this area as MR and could be considered transitional, with commercial and industrial employment centers located east of the site. The single-family developments located to the south and west provide a variety of housing options and overall composition of housing supply for the neighborhood. With the recently approved 150 townhome project adjacent, this 2.99-acre area becomes isolated and difficult to independently develop. If this area is combined with the adjacent townhome project, trail network development becomes easier to coordinate and develop with only one project design and one owner.

Based on draft Woodruff Neighborhood Plan information, the neighborhood has only approximately 6% of the total area zoned MR. The clear majority of the neighborhood land area is currently zoned NR, REC and RC with over 65%. COM and IP zoned areas make up the second largest portion of land area.

Vehicular traffic concerns have been voiced as one of the biggest issues with this neighborhood in recent Logan City public hearings. These areas, like virtually every other area in the valley, are developed in an automobile-oriented manner. This manner of development continues to exponentially impact existing infrastructure and street networks, typically resulting in costly new road-widening and signalized intersection projects. As the area continues to grow in this manner, it would be expected that additional automobile facilities will be constructed.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments.

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comments have been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 5/13/18, posted on the City's website and the Utah Public Meeting website on 6/20/19, and noticed in a quarter page ad on 6/1/19, and a Public Notice mailed to property owners within 300' were sent on 6/6/19.

RECOMMENDED FINDINGS FOR APPROVAL

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 compatible in land-use with the surrounding Commercial areas to the east and MR-12 areas to the north and would be considered a logical extension of the approved adjacently located Woodmoore Pointe townhome project.
2. The subject property can fulfill the purpose of the General Plan and Land Development Code by providing a range of housing types for all stages of life in areas that are near employment centers.
3. The subject property is in an area that can be serviced by surrounding City utilities and infrastructure.
4. The proposed MR-9 zone is limited in density, height and required to provide sufficient open space and landscaping to ensure neighborhood compatibility.

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 5-24-19	Received By	Receipt Number	Zone	Application Number PC 19-021
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 Woodmore Pointe				
PROJECT ADDRESS 1100 West 1800 South Logan, UT 84321				COUNTY PLAT TAX ID # 03-005-0063
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) VHD, LLC				MAIN PHONE # (435) 752-1480
MAILING ADDRESS 50 East 2500 North Ste. 101		CITY North Logan	STATE UT	ZIP 84341
EMAIL ADDRESS dnicoll@visionaryhomes.com				
PROPERTY OWNER OF RECORD (Must be listed) Gregory Anderson				MAIN PHONE # (435) 755-5000
MAILING ADDRESS 273 North 1570 East		CITY Logan	STATE UT	ZIP 84321-6730
EMAIL ADDRESS jcj@oh-pc.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Re-zone to MR-9 (From NR-6)				Total Lot Size (acres) 2.99 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 		

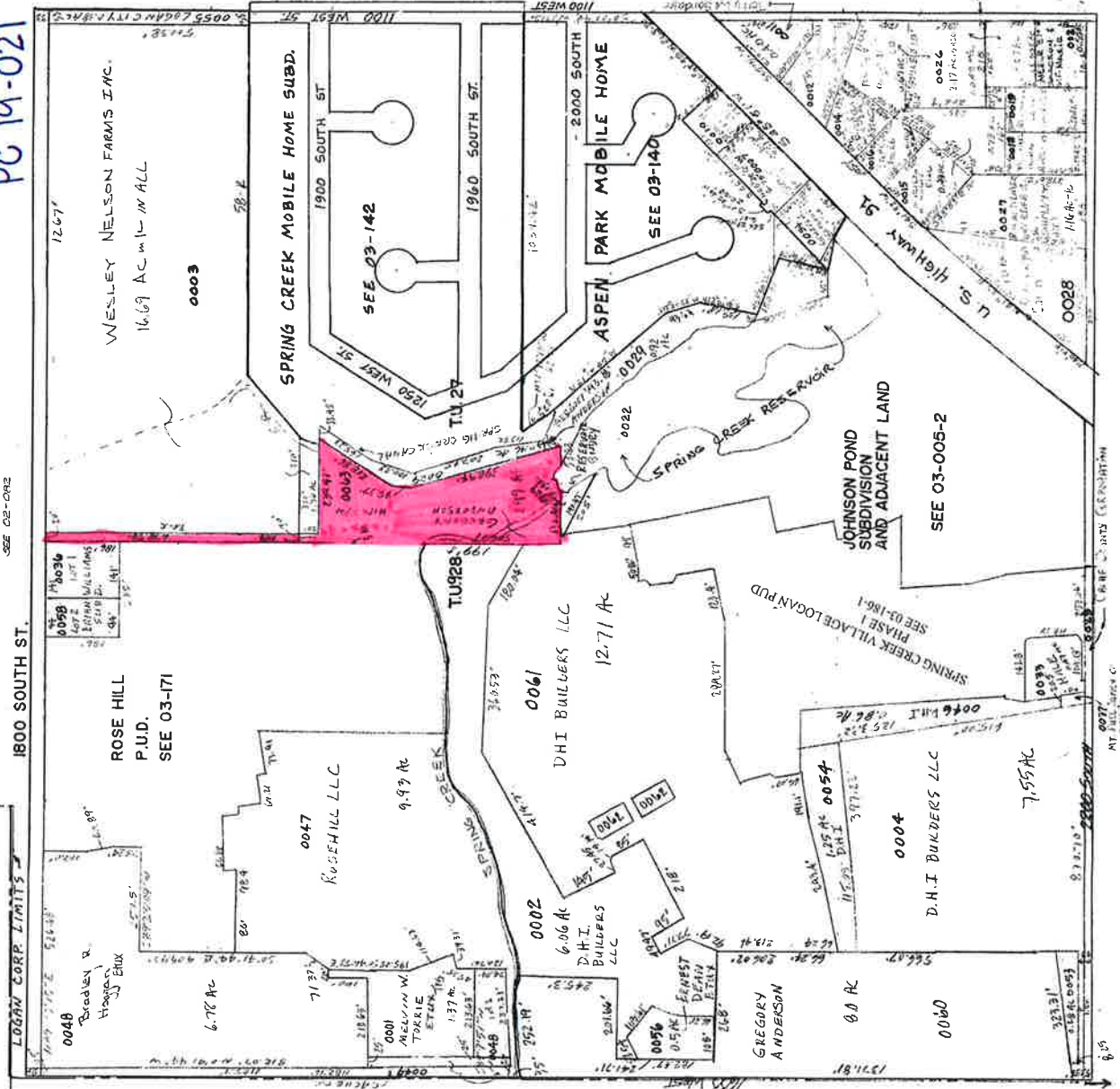
Council workshop: July 16
Council hearing: Aug. 6

NW 4 Section 17 Township 11 North Range 1 East

Scale 1 Inch = 3 CHAINS

TAX UNIT 928 & 27

PG 19-021



SEE 03-009-2

SEE 03-007

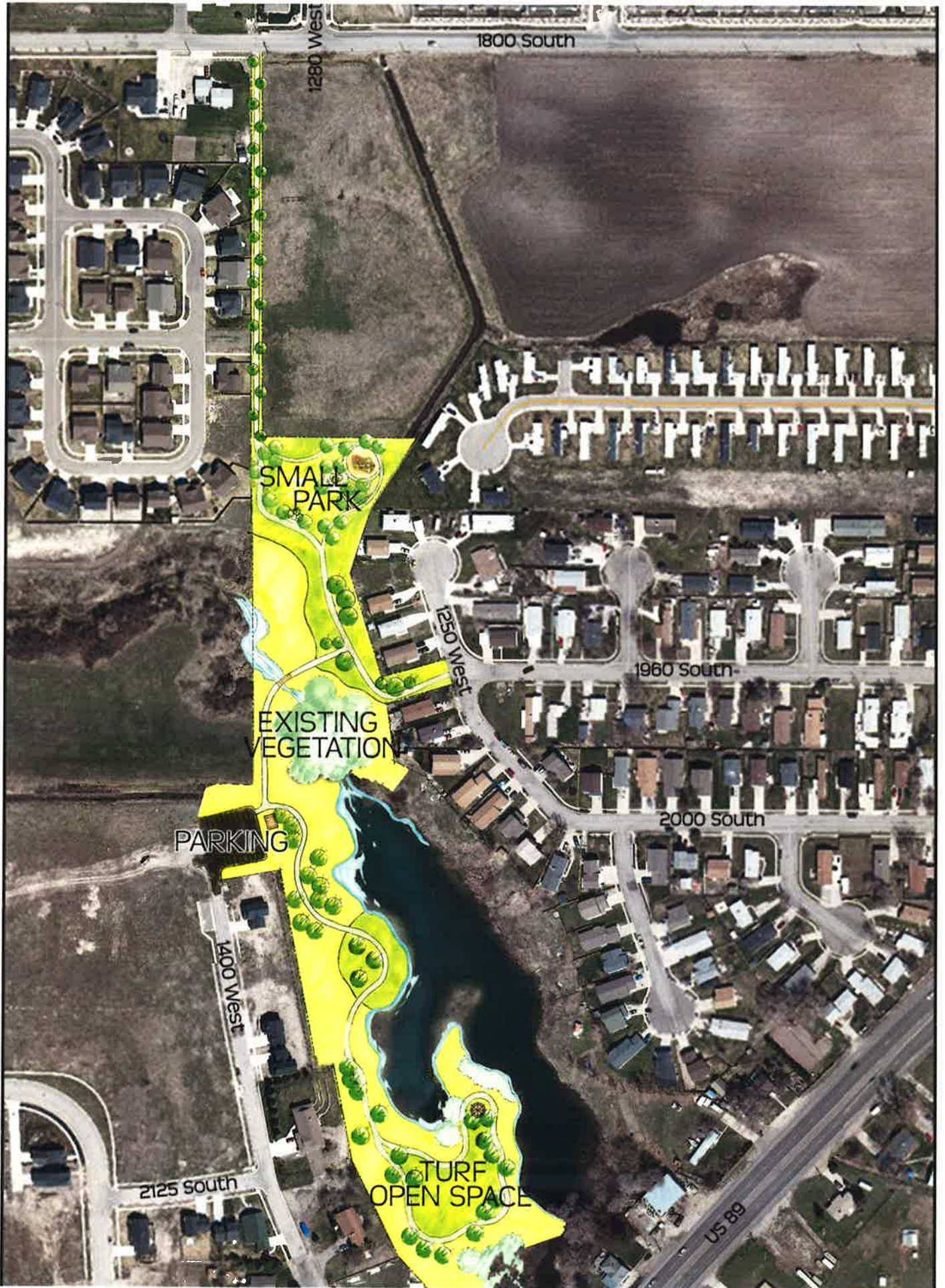
SEE 02-092

SEE 03-006

SEE 03-007

03-005

-1-



SMALL
PARK

EXISTING
VEGETATION

PARKING

TURF
OPEN SPACE

1280 West

1800 South

1250 West

1960 South

2000 South

1400 West

2125 South

US 89





