



**Project #19-022  
Meadow Creek Rezone  
Located at approx. 2200 South 1600 West**

**REPORT SUMMARY...**

*Project Name:* Meadow Creek Subdivision Rezone  
*Proponent/Owner:* Visionary Homes / Gregory Anderson  
*Project Address:* 2200 South 1600 West  
*Request:* Rezone from NR-6 to MR-9  
*Current Zoning:* Neighborhood Residential Traditional (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 **denial** to the Municipal Council for a Rezone of approximately 9.51 acres of property located at approximately 2200 South 1600 West (TIN# 03-005-0060, 03-005-0029.) from Neighborhood Residential Traditional (NR-6) to Mixed Residential Transitional MR-9).

*Land use adjoining the subject property*

<i>North:</i>	NR-6: Single Family Uses	<i>East:</i>	MR-9: Single Family Uses
<i>South:</i>	Outside of City Boundary	<i>West:</i>	Outside of City Boundary

**REQUEST**

The proponent is requesting to rezone approximately 9.51 acres (2 parcels) north of 2200 South and west of 1600 West from NR-6 to MR-9. The main area is 8.0 acres and located directly adjacent to the west side of the recently subdivided Meadow Creek single-family project. The other area is 1.51 acres and consists of sensitive land surrounding the Spring Creek Reservoir. This 1.51-acre area is not anticipated to be developed into residential land uses. The main 8.0-acre area is adjacent to 1600 West on the west and could tie into the proposed street network for the Meadow Creek Subdivision on the east. The Meadow Creek Subdivision was approved on February 14, 2019 for 143 single-family lots laid out in a cluster pattern with a deed restriction that limited lots and structures to only single-family homes.

**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 housing structures, including attached multi-family structures. The MR-9 zone allows a maximum density of nine (9) units per acre of land and a minimum lot size of 4,000 SF.

## **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**

Being the last remaining 8 acres of the original Spring Creek Village PUD area, staff assumes that like the previous proposal, the MR-9 zone is desired solely for matching smaller single-family lot sizes rather than attached multi-family structures. The previously approved Spring Creek Village PUD and Meadow Creek Subdivision both have smaller single-family lots sizes ranging from 4,000 – 6,068 SF, with the majority of lots near the 4,000 SF minimum. Being consistent with the previous application, rezone applications should anticipate the entire range of development possibilities. Unless a deed restriction or some other assurance is provided by the applicant that limits the project to single-family lots and homes, staff is concerned the MR-9 zoned property could be used for future multi-family structures in an area that has long been planned for single family homes.

## **AGENCY AND CITY DEPARTMENT COMMENTS**

No comments have been received.

## **PUBLIC COMMENTS**

No comments have been received.

## **PUBLIC NOTIFICATION**

Legal notices were 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 DENIAL**

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

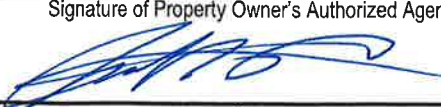

1. The MR-9 zone allows for multi-family structures, something not planned for this area.
2. The subject property was never identified in the General Plan and Land Development Code as an area for future multi-family development or MR zoning.
3. The existing single-family residential homes in the vicinity 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 <b>5-24-19</b>	Received By	Receipt Number	Zone	Application Number <b>PC 19-022</b>
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 <b>Meadow Creek</b>				
PROJECT ADDRESS <b>2200 South 1400 West Logan, UT 84321</b>				COUNTY PLAT TAX ID # <b>03-005-0060 03-005-0029</b>
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) <b>VAD, LLC</b>				MAIN PHONE # <b>(435) 752-1480</b>
MAILING ADDRESS <b>50 East 2500 North Ste. 101</b>		CITY <b>North Logan</b>	STATE <b>UT</b>	ZIP <b>84341</b>
EMAIL ADDRESS <b>dnicoll@visionaryhomes.com</b>				
PROPERTY OWNER OF RECORD (Must be listed) <b>Gregory Anderson</b>				MAIN PHONE # <b>(435) 755-5000</b>
MAILING ADDRESS <b>273 North 1570 East</b>		CITY <b>Logan</b>	STATE <b>UT</b>	ZIP <b>84321-6730</b>
EMAIL ADDRESS <b>jcj@oh-pc.com</b>				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) <b>Re-zone to mp-9 (from NR-6)</b>				Total Lot Size (acres) <b>9.51 Acres</b>
				Size of Proposed New Building (square feet)
				Number of Proposed New Units/Lots
<b>- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -</b>				
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 1/4 Section 17 Township 11 North Range 1 East

Scale 1 Inch = 3 CHAINS

03-005

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TAX UNIT 928 & 27

PC 19-022

