



**Project #20-013
Valley View Rezone
Located at 1375 W 200 N**

REPORT SUMMARY...

Project Name: Valley View Rezone
Proponent/Owner: Logan City
Project Address: 1375 W 200 N
Request: Rezone from COM to CS
Current Zoning: Commercial (COM)
Date of Hearing: February 27, 2020
Type of Action: Legislative
Submitted By: Aaron Smith, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for a Rezone of approximately 3.3 acres of property located at 1375 W 200 N S (TIN#05-061-0024; 05-100-0001, -0002, -0003, -0004, -0005, -0006, -0007, -0008, -0009, -COMM) from Commercial (COM) to Commercial Service (CS).

Land use adjoining the subject property

<i>North:</i>	PUB – Undeveloped	<i>East:</i>	COM/PUB – Public uses
<i>South:</i>	PUB – Public uses	<i>West:</i>	PUB – Public uses

REQUEST

Logan City is requesting the rezone of an approximately 3.3-acre area from COM to CS. Logan City is proposing the rezone to align zoning with the current and proposed development at the location. As part of the current review of the Future Land Use Plan (FLUP) plan proposed by city staff, this area was identified as having zoning that was out of sync with current land use at the location and surrounding area. The land is an island of COM zoning surrounded by public land uses of the Cache County Jail and Sherriff’s Office, a State fish hatchery, a parking lot, and the Logan Landfill. Currently operating on the property are uses that are permitted in the Commercial Services zone, including contractors, light manufacturing, and vehicle service and repair. The buildings on the site are industrial in nature and feature plain facades and roll-up doors. Instead of having the zoning and land uses in opposition to one another, staff’s determination is to have the land use and zoning complement each other in the area.

Originally this rezone was going to be submitted along with a larger city-wide rezone application that is to follow the FLUP amendment that was reviewed by the Planning Commission and is now being considered by the City Council. While the FLUP amendment was being considered and before the city-wide rezone application was prepared, a development project for the site (PC 20-012 Cardall Metal Buildings) was submitted. The proposed project is industrial in nature and matches existing development in the area. Following the project application, the city prepared a rezone application to run concurrent with the project so that both the rezone and development project could be considered by the Planning Commission at the same time.

GENERAL PLAN

A FLUP amendment submitted by Logan City in January 2020 included a FLUP change for this property from Commercial to Commercial Services. The Commercial designation in the FLUP are intended to be retail, service, and hospitality businesses. Generally, the zoning designation is found along Main Street, 1400 N and 400 N. The Commercial Services FLUP designation fills the need between industrial and commercial land uses. These are alternative locations for light manufacturing, wholesale and warehousing, and uses that support the construction and manufacturing trades. Overall, the existing and proposed uses at the site align with the CS designation.

ZONING

The COM and CS zones directly reflects the language in the General Plan for the land use designations.

COM - Current Zone

The COM zone is intended for retail, service, and hospitality businesses that serve city-wide or regional populations. Residential development is allowed in the zone; however, free standing residential buildings are not permitted.

CS – Proposed Zone

The CS zone fills a need between industrial and commercial land uses. CS areas provide alternative locations for light manufacturing, warehousing, wholesaling, or other uses that support construction and manufacturing trades that are typically service oriented. The CS zone does not allow for residential uses. Generally, the CS zone is less restrictive than the COM zone in regard to permitted uses, especially industrial uses. Of note is that commercial storage units, vehicle storage, automobile repair, heavy truck sales, kennels, contractors, and most industrial uses are allowed in the CS zone.

In addition to uses, some development standards would change as well. The maximum building height for the CS is 38', while COM is 40' or up to 55' with additional setbacks. Minimum building setback are similar between to the two zones. Building fenestration and open space are the same between the two zones. The CS zone does not allow for front yard parking.

SUMMARY

This approximately 3.3-acre site is in a location that is well suited for the CS zone. The public land uses around the site reduce the impact on neighbors for more industrial uses, and the existing development on the site matches the design and uses expected in the CS zone. Also, the proposed rezone matches the proposed FLUP amendment that has been recommended for approval to the City Council by the Planning Commission.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments.

PUBLIC COMMENTS

Notices were mailed to property owners within 300' 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 2/15/2020, posted on the City's website and the Utah Public Meeting website on 2/20/2020, and noticed in a quarter page ad on 2/8/2020, and a Public Notice mailed to property owners within 300' we sent on 2/10/2020.

RECOMMENDED FINDINGS FOR APPROVAL

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

1. The proposed rezone is consistent with the existing neighborhood development pattern.
2. The proposed rezone is compatible with the General Plan and the FLUP designation of CS.
3. The proposed rezone will ensure new development is done in a more compatible manner to that of the surrounding area.
4. The streets and infrastructure servicing these areas are sufficient in size and capacity to support CS land uses.



APPLICATION FOR PROJECT REVIEW

Planning Commission Land Use Appeal Board Administrative Review

Date Received 1-27-20	Received By	Scheduled Meeting Date Feb. 27, 2020	Zone	Application Number PC 20-013
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"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Other <input type="checkbox"/> Administrative Design Review				
PROJECT NAME Valley View Rezone				
PROJECT ADDRESS 200 N 1375 W			COUNTY PLAT TAX ID # See Description	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) LOGAN CITY			MAIN PHONE #	
MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____				
EMAIL ADDRESS _____				
PROPERTY OWNER OF RECORD (Must be listed)			MAIN PHONE #	
MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____				
EMAIL ADDRESS _____				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed)			Total Lot Size (acres)	
[Zone Change] Logan City requests to rezone 3.3 acres at approximately 200 N 1375 W from Commercial (COM) to Commercial Services (CS); TIN 05-061-0024; 05-100-0001; -0002; -0003; -0004; -0005; -0006; -0007; -0008; -0009; -COMM. - NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -			3.3 Acres	
			Size of Proposed New Building (square feet)	
			Number of Proposed New Units/Lots	
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: mar. 17
Council hearing: Apr. 7

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200 N 1375 W



Planning Commission

February 27, 2020

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