



Project #20-017
Citywide Zoning Map Amendment
Citywide

REPORT SUMMARY...

<i>Project Name:</i>	Citywide Zoning Map Amendment
<i>Proponent/Owner:</i>	Logan City / Various
<i>Project Address:</i>	Citywide
<i>Request:</i>	Official Zoning Map Amendment
<i>Current Zoning:</i>	Varies
<i>Date of Hearing:</i>	April 23, 2020
<i>Type of Action:</i>	Legislative
<i>Submitted By:</i>	Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for an Official Zoning Map Amendment for multiple properties located around Logan City.

REQUEST

The proponent is requesting an Official Zoning Map Amendment for approximately 64 acres in seven different areas around Logan City in response to the recent Future Land Use Map (FLUP) amendments. These seven areas include two areas near Utah State University where recent public property acquisition has occurred, one area along Canyon Road where recent park development happened, two areas along south Highway 89/91 with future growth potential and two areas on the west side of the city near Highway 30 that better reflect current land use and development patterns. The proposed zoning district changes include Campus Residential to Public, Neighborhood Residential Six to Recreation, Resource Conservation to Commercial, Commercial to Industrial and Commercial Service.

GENERAL PLAN

Chapter three in the General Plan describes all the different land use categories and defines certain development patterns, appropriate locations and intensities for each land use designation. The Future Land Use Plan is an important tool to guide future growth and development in the City. The FLUP and the General Plan are visioning documents that set a general direction and guidance for the City. The FLUP and General Plan are not specific regulatory ordinance or code like the Municipal and Land Development Code. The Official Zoning Map for Logan City, which is considered a regulatory document, is housed within the Land Development Code.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments.

PUBLIC COMMENTS

As of the time of this report, one comment has been received expressing a desire to rezone the south Highway 89/91 property near the intersection of Legrand Street to Mixed Use rather than the proposed Commercial.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 4/14/20, posted on the City's website and the Utah Public Meeting website on 4/15/20, and mailed to property owners within 300 feet on 3/30/20.

RECOMMENDED FINDINGS FOR APPROVAL

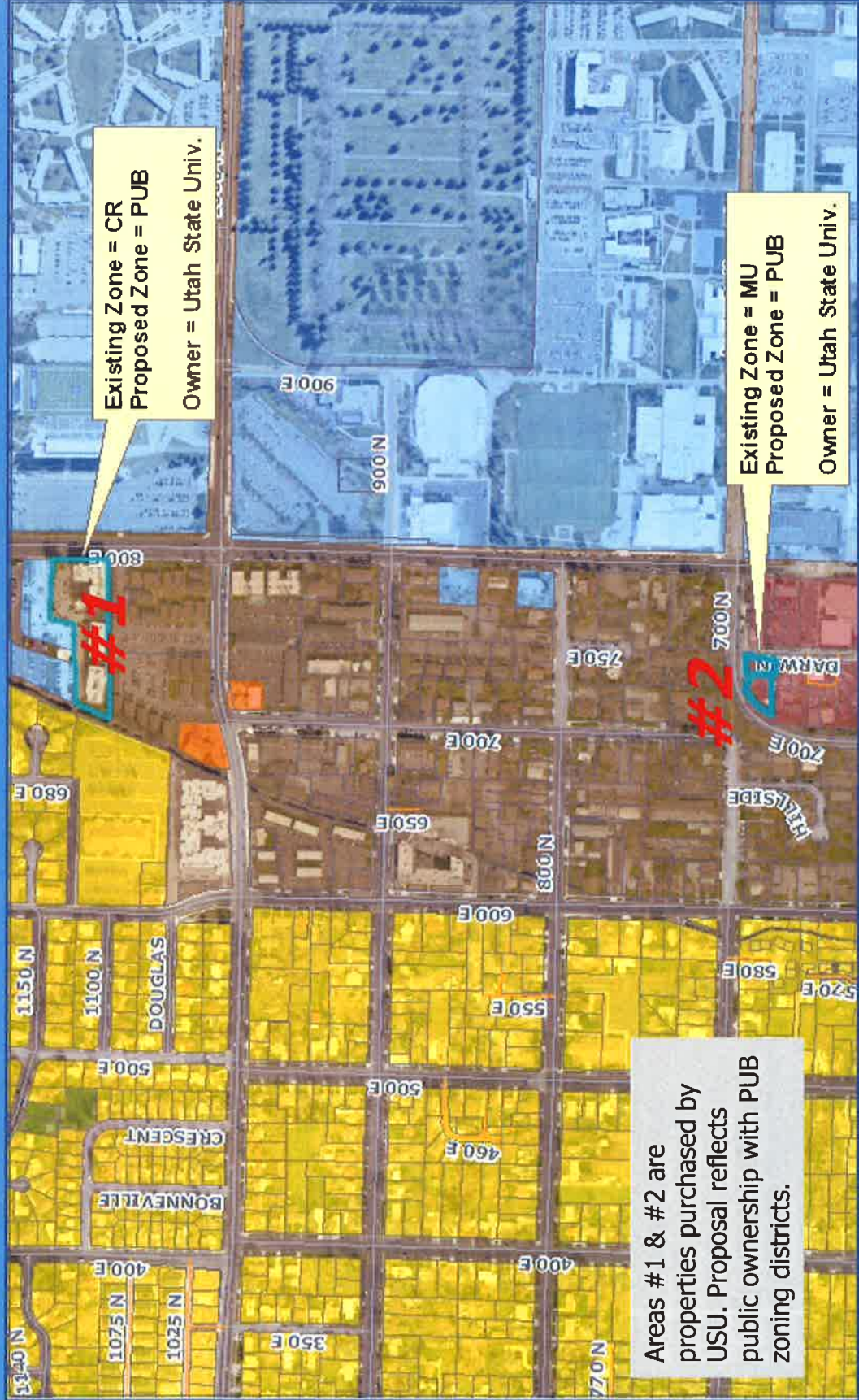
The Planning Commission bases its decision on the following findings supported in the administrative record for this project:

1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The Official Zoning Map Amendment is done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed amendment responds to recent city boundary adjustments on the south end of the city.
4. The proposed amendments will facilitate future growth in a manner consistent with the General Plan.

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.

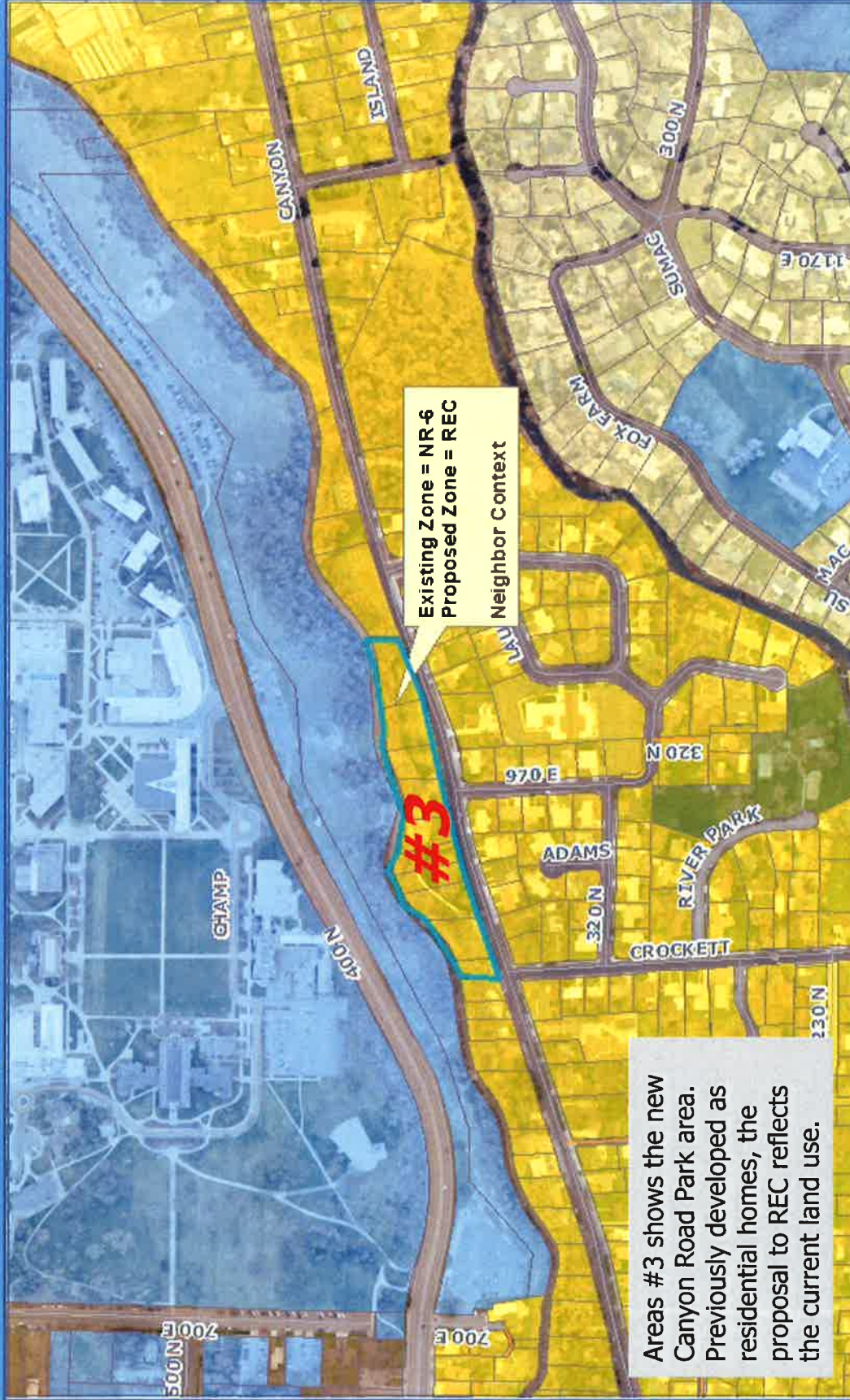
Zoning Map Amendments

Citywide



Zoning Map Amendments

Citywide



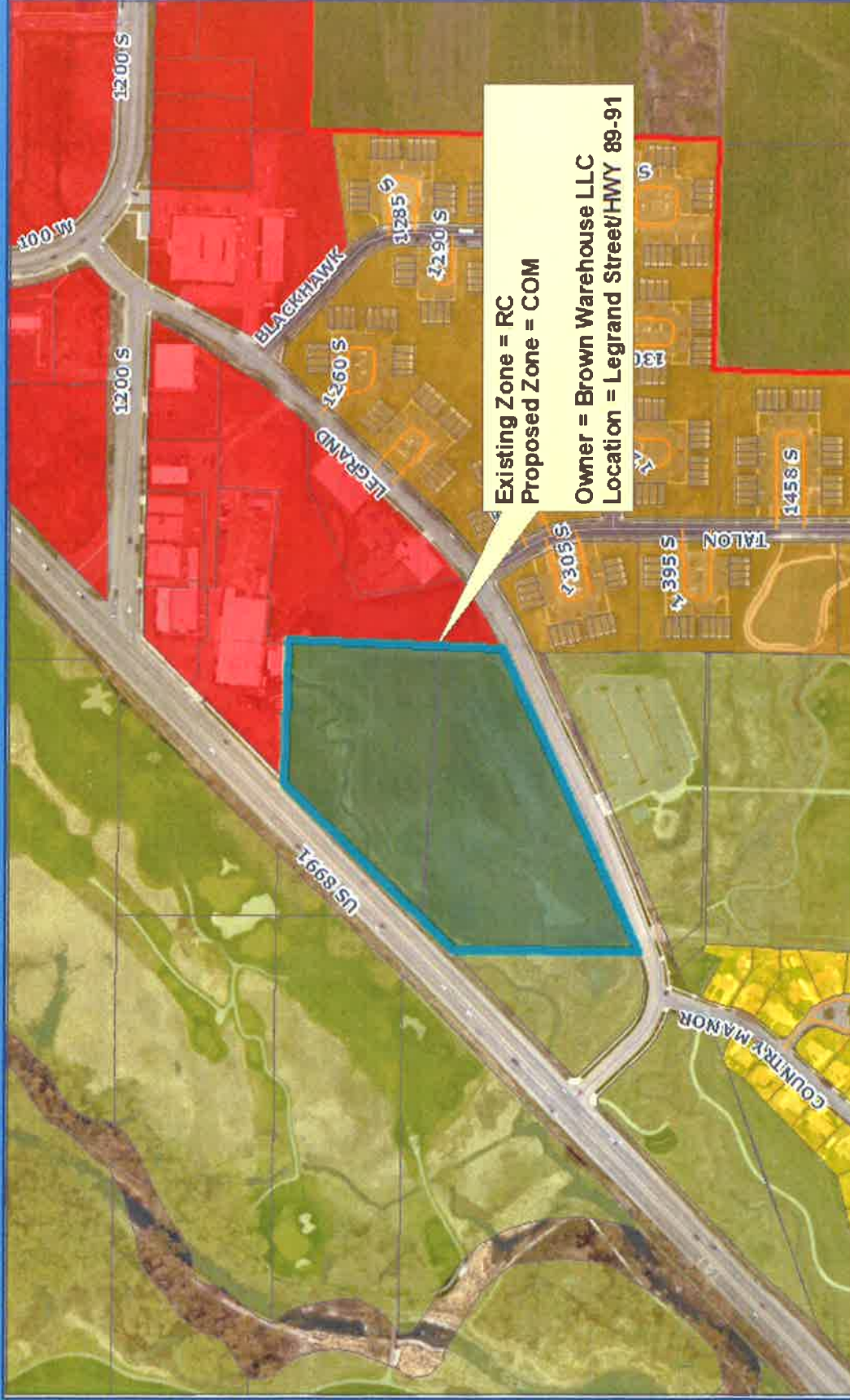
Areas #3 shows the new Canyon Road Park area. Previously developed as residential homes, the proposal to REC reflects the current land use.

Zoning Map Amendments Citywide



Zoning Map Amendments

Citywide



Planning Commission

Rezoning

March 12, 2020

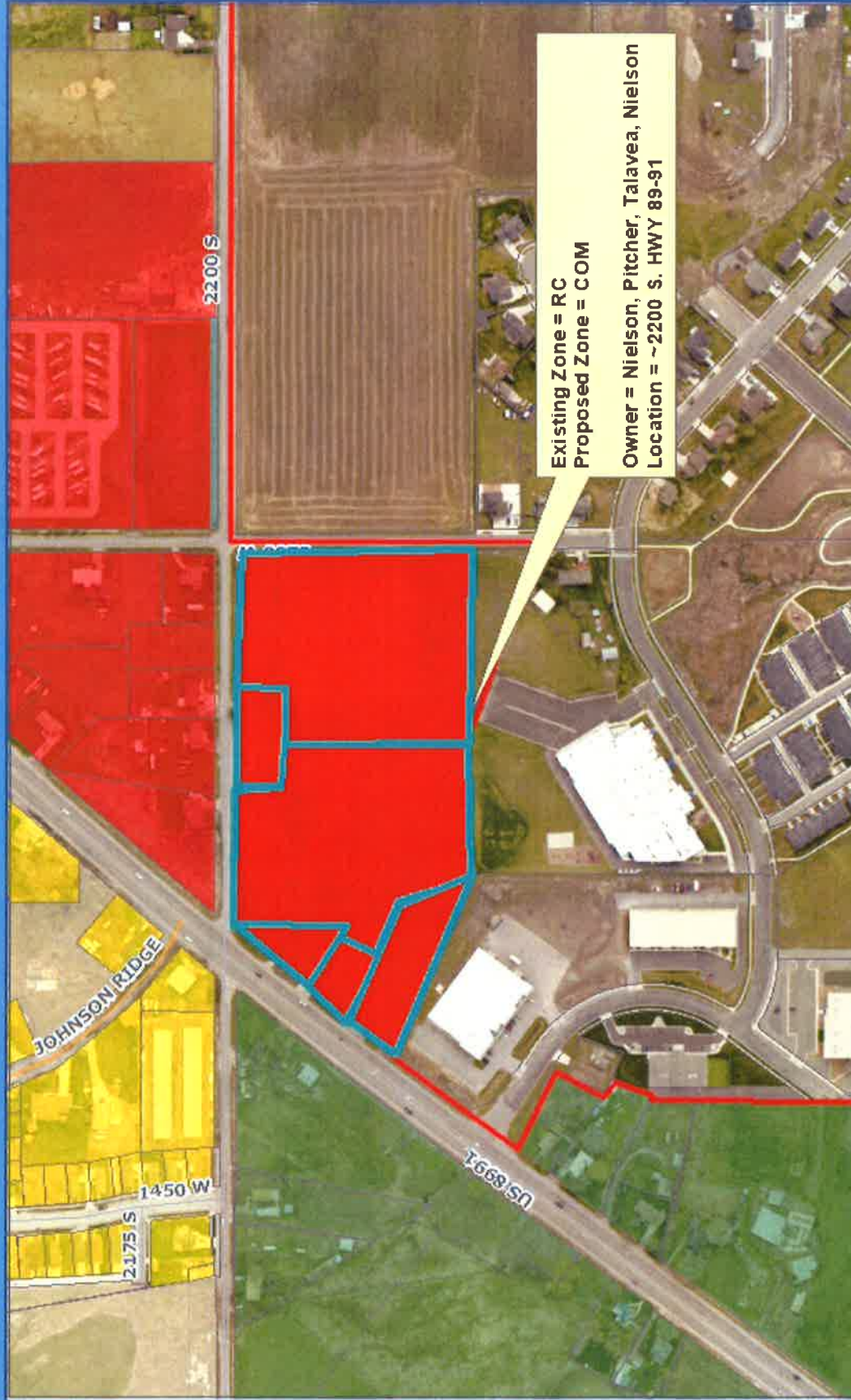
Zoning Map Amendments

Citywide



Zoning Map Amendments

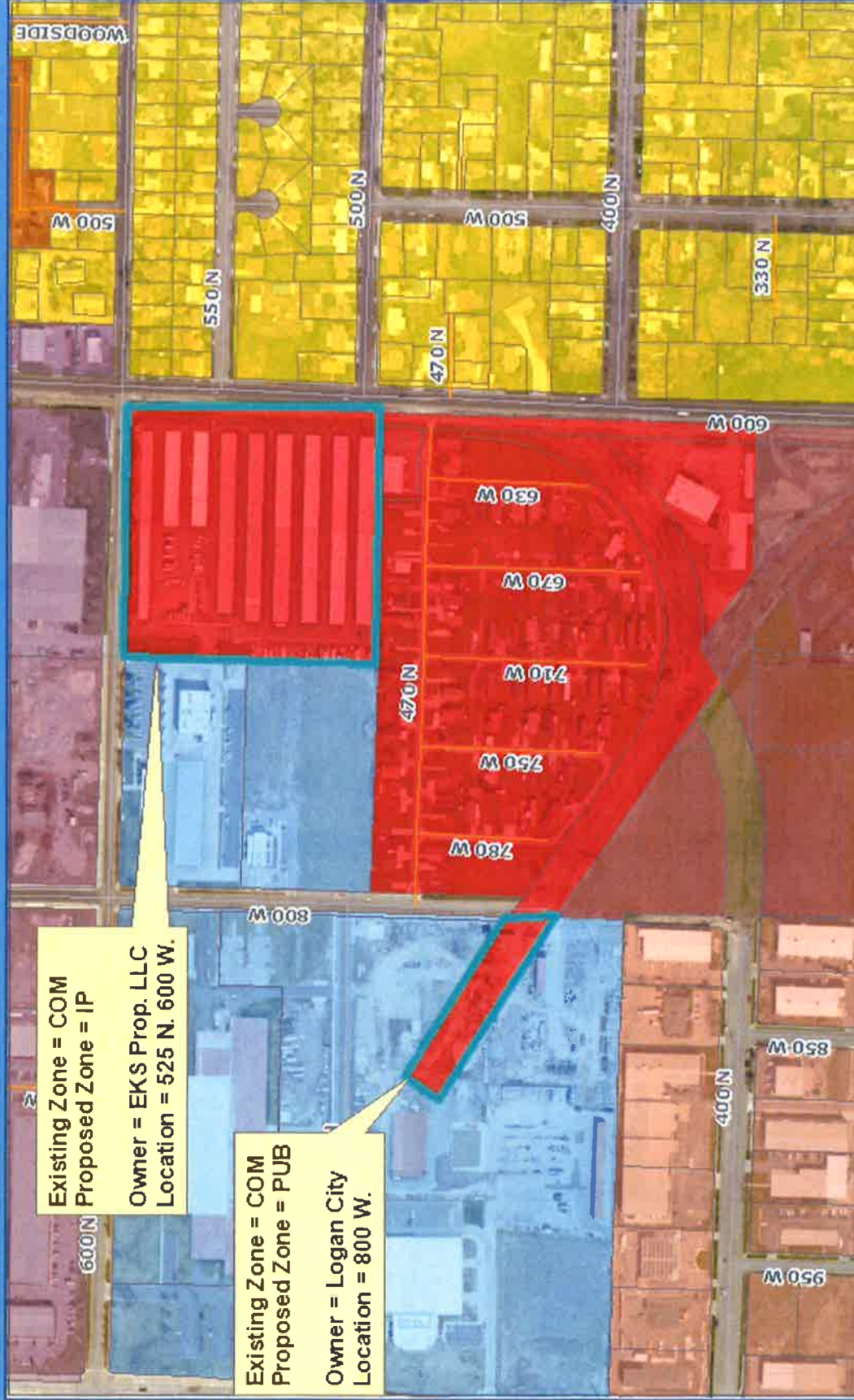
Citywide





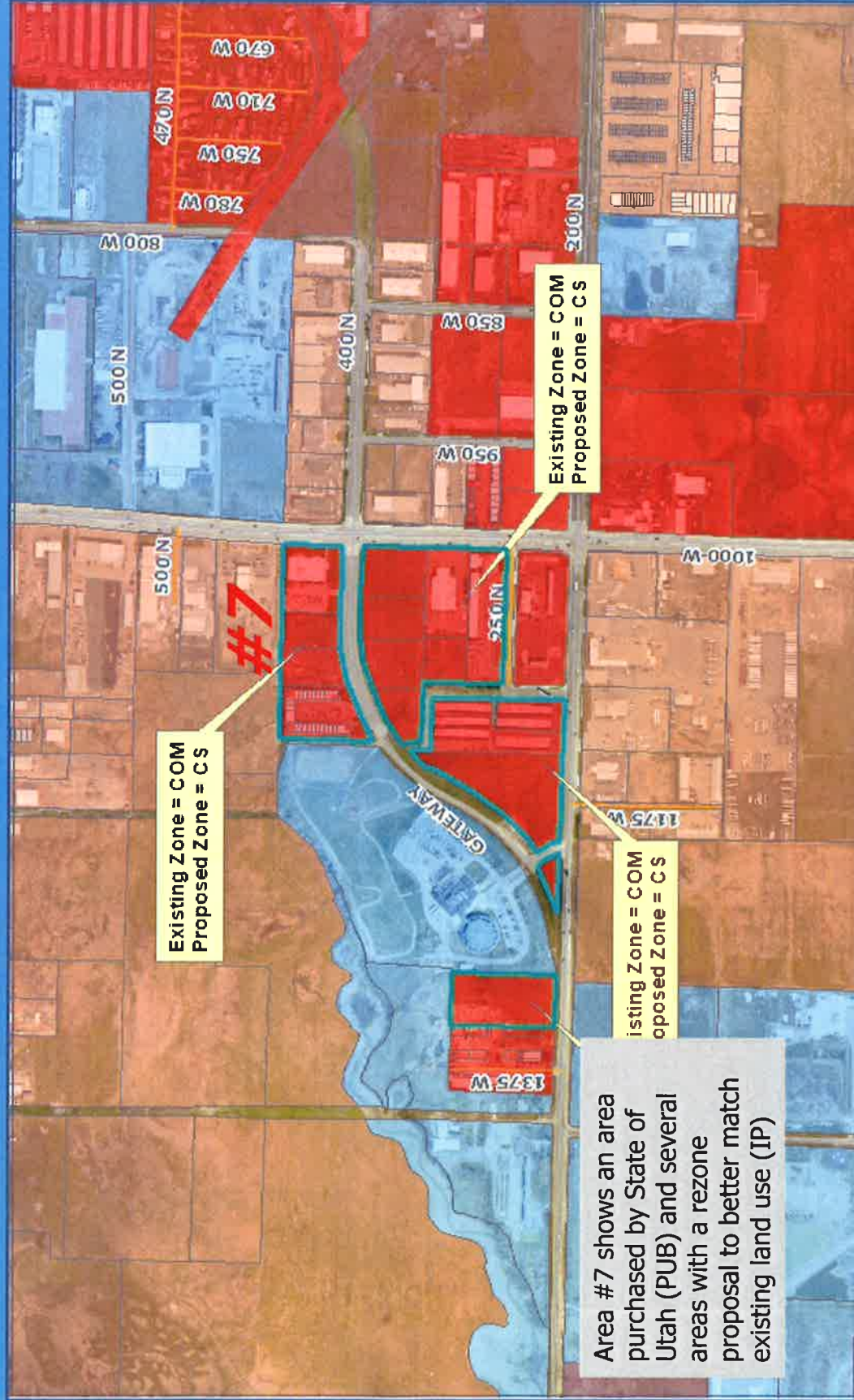
Zoning Map Amendments

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Existing Zone = COM
Proposed Zone = IP
Owner = EKS Prop. LLC
Location = 525 N. 600 W.

Existing Zone = COM
Proposed Zone = PUB
Owner = Logan City
Location = 800 W.

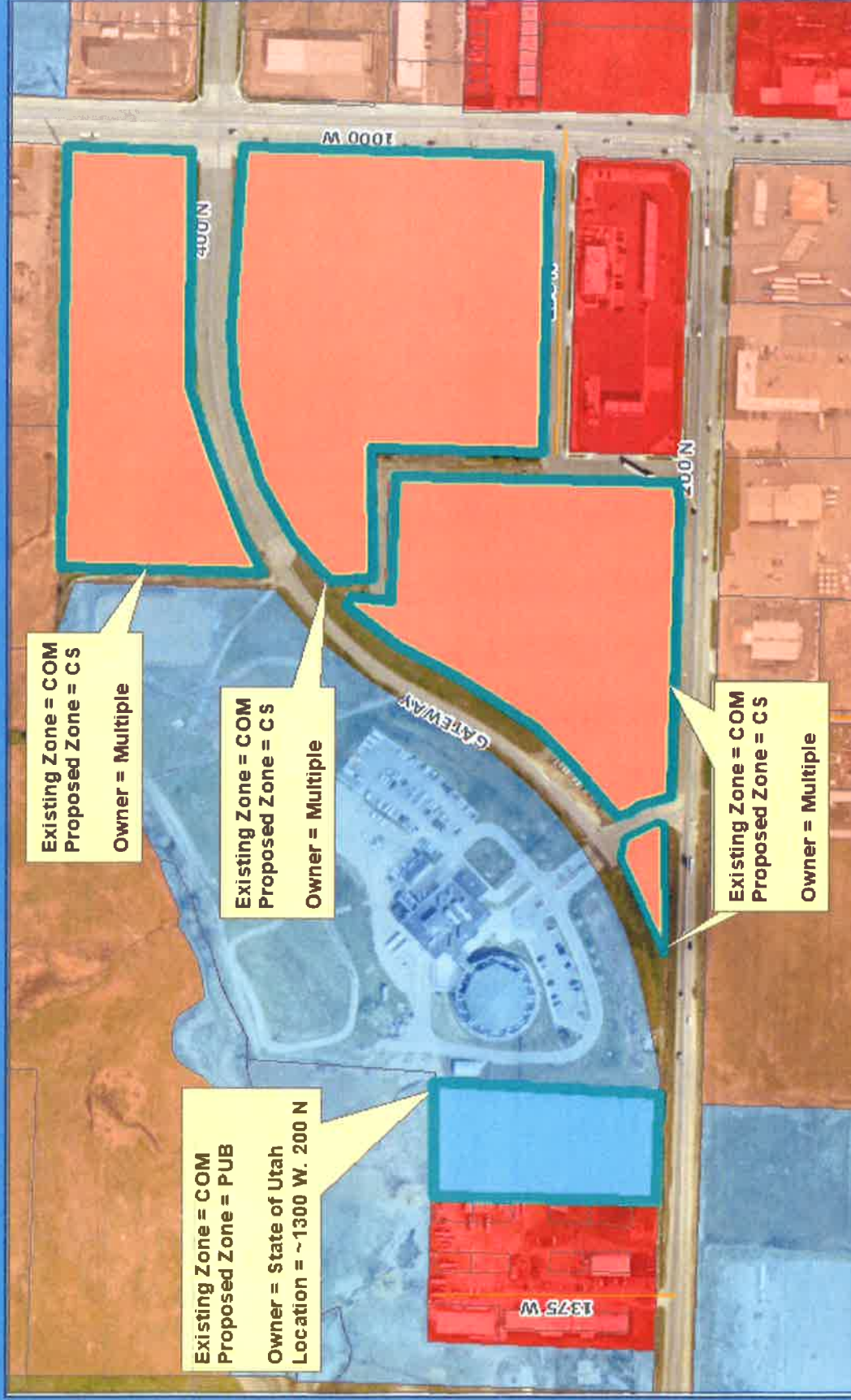


Planning Commission

June 25, 2020

Zoning Map Amendments

Citywide



Zoning Map Amendments

Citywide



Planning Commission

Rezone

March 12, 2020



Planning Commission

Proposed Rezone

MARCH 12, 2020

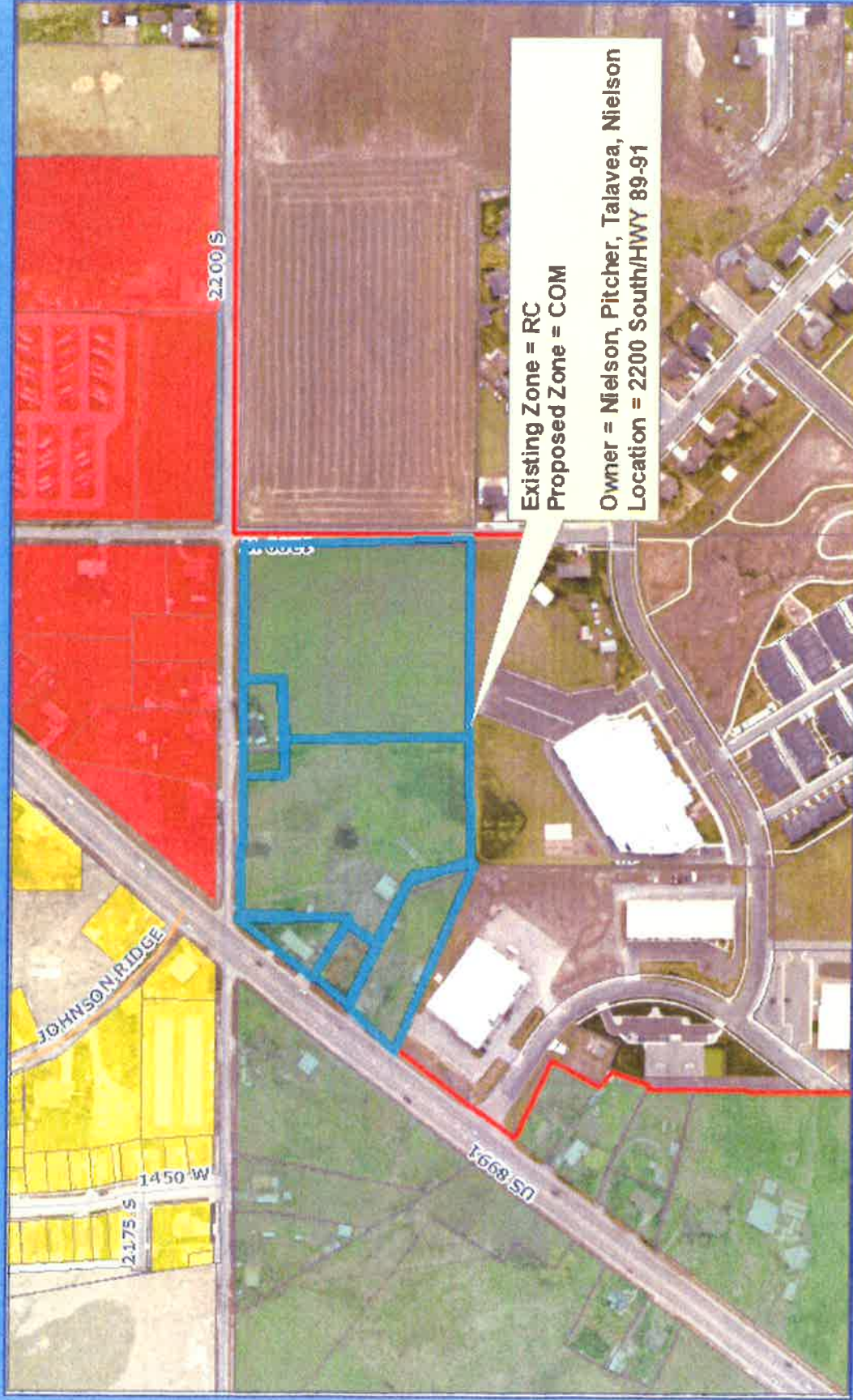
Zoning Map Amendments Citywide



June 25, 2020

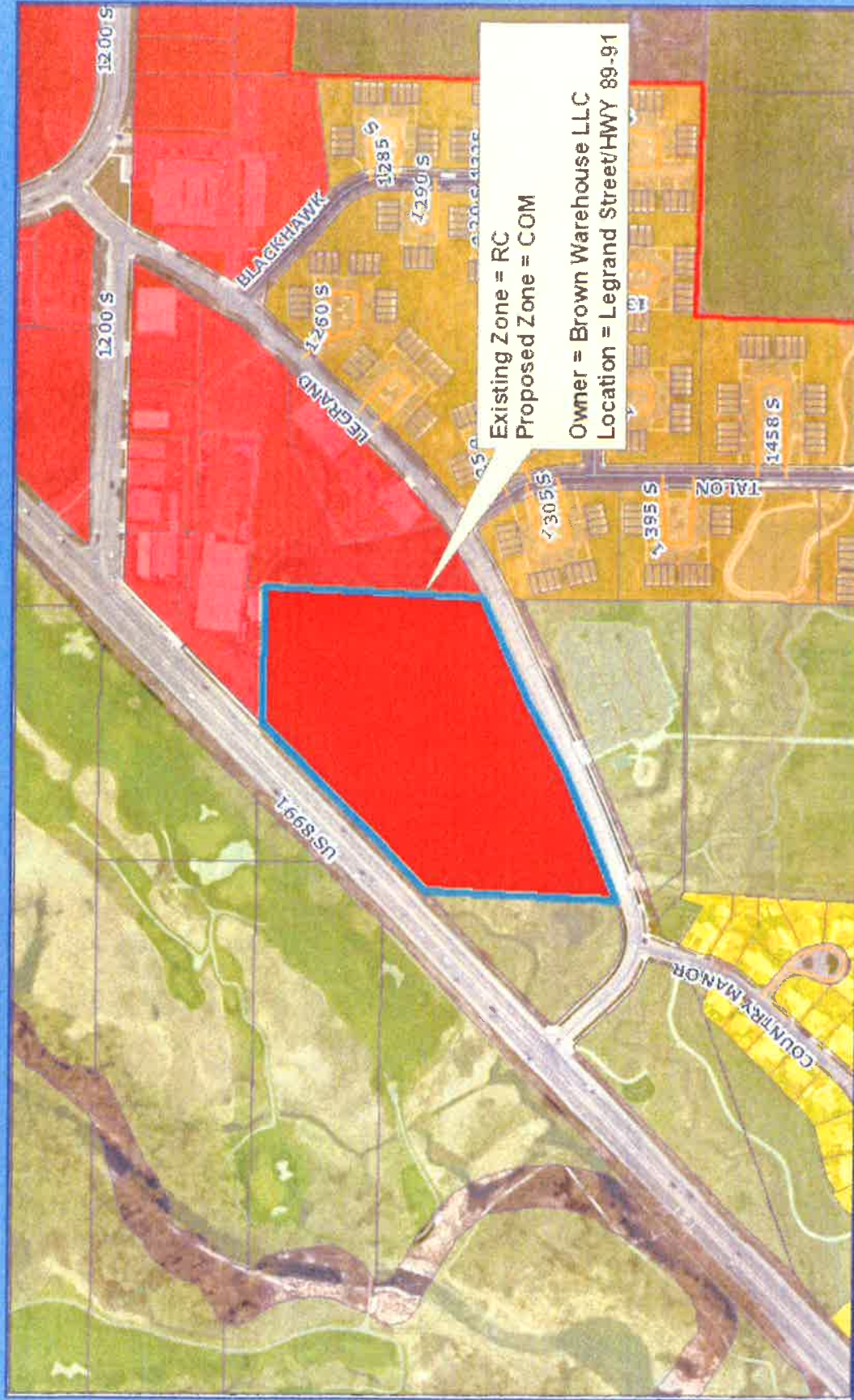
Planning Commission

Zoning Map Amendments Citywide



Existing Zone = RC
Proposed Zone = COM

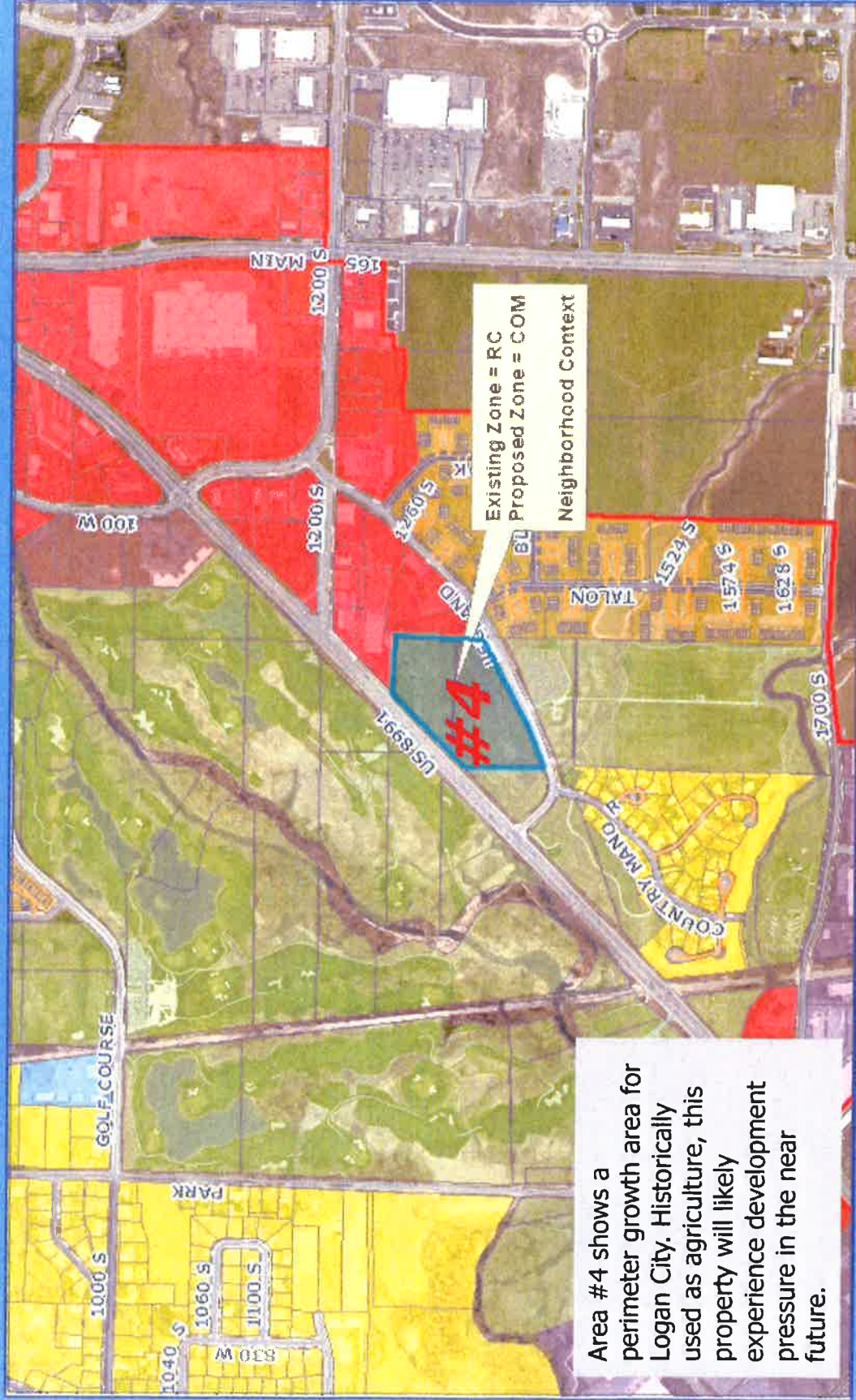
Owner = Nielson, Pitcher, Talavea, Nielson
Location = 2200 South/HWY 89-91



Planning Commission

Proposed Rezone

March 12, 2020



Area #4 shows a perimeter growth area for Logan City. Historically used as agriculture, this property will likely experience development pressure in the near future.

Existing Zone = RC
Proposed Zone = COM
Neighborhood Context

Planning Commission

June 25, 2020



Zoning Map Amendments

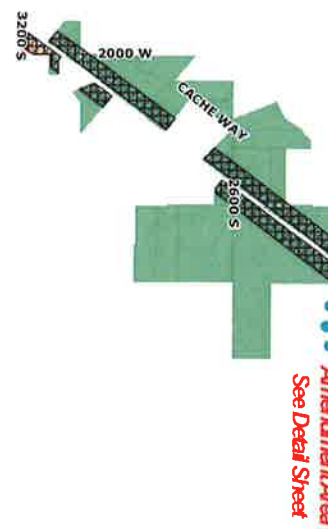
Citywide























Planning Commission

Rezone

March 12, 2020



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|---|----------------------------|---|---------------------------|---|-----------------------|
|  | Campus Residential (CR) |  | Community Commercial (CC) |  | Recreation (REC) |
|  | Mobile Home (MH) |  | Mixed Use (MU) |  | Historic District |
|  | Neighborhood Center (NC) |  | Gateway (GW) |  | "X" Overlay Zone |
|  | Resource Conservation (RC) |  | Commercial Service (CS) |  | South Gateway Overlay |
|  | Town Center - 1 (TC-1) |  | Industrial Park (IP) |  | Landfill Overlay |
|  | Town Center - 2 (TC-2) |  | Airport (AP) |  | Gateway Overlay |
|  | Commercial (COM) |  | Public (PUB) | | |