



**Project #21-054
Nielsen Rezone
Located at 1262 West 2200 South**

REPORT SUMMARY...

Project Name: Nielsen Rezone
Proponent/Owner: Alex Bearson / Bernice C. Nielsen Trust
Project Address: 1262 West 2200 South
Request: Rezone from RC to COM
Current Zoning: Resource Conservation (RC)
Date of Hearing: September 9, 2021
Type of Action: Legislative
Submitted By: Tanya Rice, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for a Rezone of approximately 11.13 acres of property located at approximately 1262 West 2200 South (TIN 03-007-0010; -007-0011; -007-0023) from Resource Conservation (RC) to Commercial (COM).

Land use adjoining the subject property

<i>North:</i>	COM: Commercial Uses	<i>East:</i>	Not in Logan
<i>South:</i>	Not in Logan	<i>West:</i>	RC: Resource Conservation

REQUEST

The proponent is requesting to rezone approximately 11.13 acres from CR to COM. The 11.13 acres is comprised of three parcels: two (2) large undeveloped parcels (4.83-acre and 5.48- acre) and a .5-ac parcel with a single-family home. The property is located along 2200 S close to the corner of Highway 89/91. The parcels located north of the subject property across 2200 South are zoned COM with four (4) single-family home structures and a small business. To the west are single-family homes along Highway 89/91. To the south are commercial uses and a charter school, all of which are located in Nibley. The western parcel is within the South Gateway Overlay Zone.



Figure 1 shows the project location

GENERAL PLAN

The Future Land Use Plan (FLUP), adopted in 2008, identifies this property as Commercial (COM) intended for retail, service and hospitality businesses that provide employment centers and serve city-wide and regional populations. The FLUP has been reviewed and updated on numerous occasions since 2008 and most recently in July 2020.

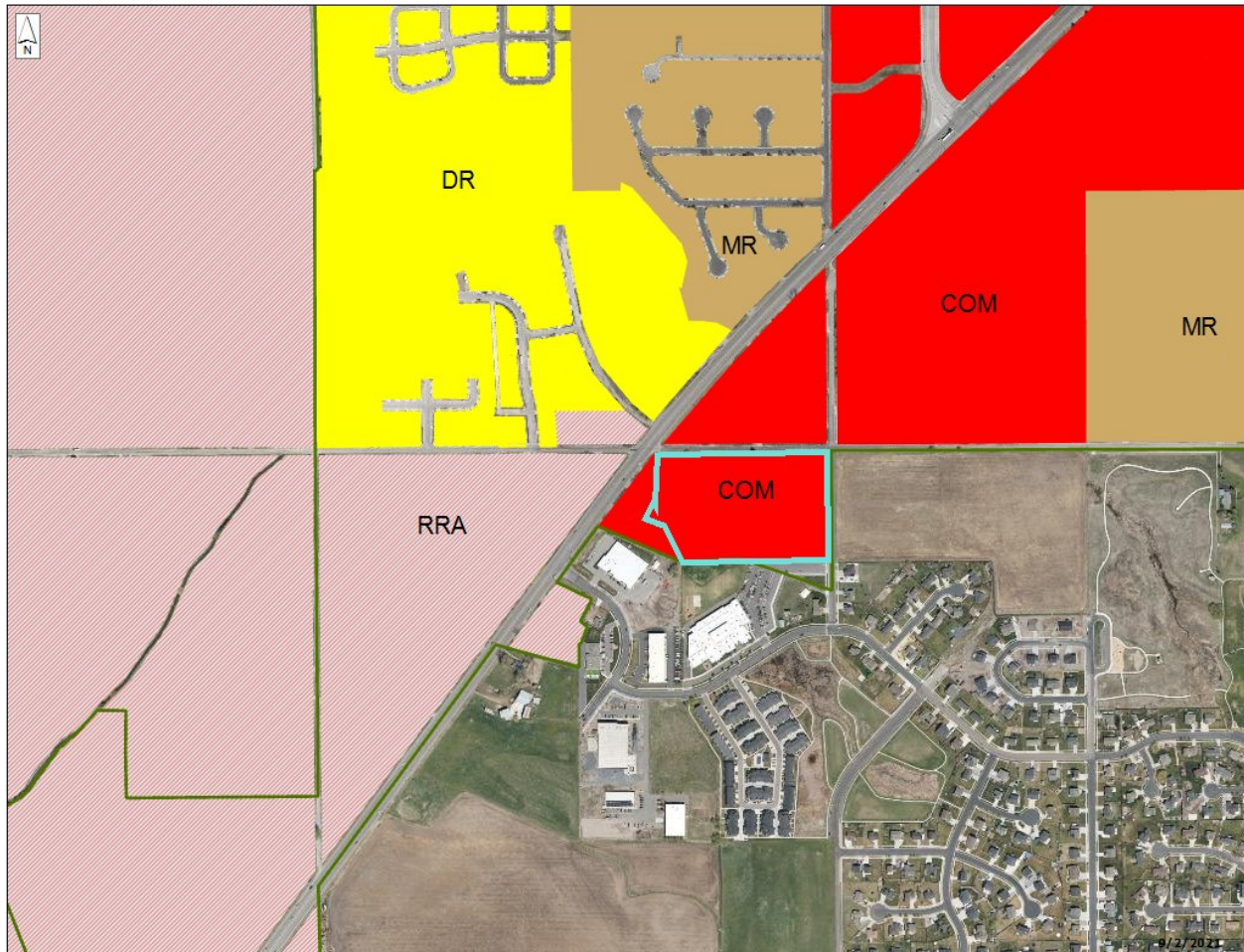


Figure 2 shows the property identified as COM on the FLUP

ZONING

Current Zone - Resource Conservation (RC): The current zoning designation RC includes lands protected from development such as highly productive agricultural lands, areas with views and view corridors, and critical environmental resources. They are lands that give a unique identity to the area as well as lands that support natural functions essential to the sustainability, health, safety and welfare to our community.

Proposed Zone- Commercial (COM): The COM zone is intended for retail, service, and hospitality businesses that serve city-wide or regional populations. Commercial uses are located on high capacity roads and are served by mass transit. Residential development is allowed in the zone; however, free standing residential buildings are not permitted.

SUMMARY

The FLUP designation for this property is Commercial. The range of uses in the Commercial zone are appropriate for the area as the site is adjacent to existing commercial and the State Highway. The site does not contain any highly productive agricultural lands nor critical environmental

resources. The proponent has not identified a particular use for the property. Any proposed future use and project will be reviewed for compliance with the LDC at the time of submission. Staff's assessment is that this rezone presents an opportunity for future commercial amenities for this area as growth continues to move toward the south end of Logan. This location is adjacent to Highway 89, several existing and proposed housing developments, and other commercial properties and presents an opportunity for additional commercial growth in the south end of Logan.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments.

PUBLIC COMMENTS

As of the time of this report, no comments have been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 8/21/21, posted on the City's website and the Utah Public Meeting website on 8/30/21, and noticed in a quarter page ad on 8/21/21, and a Public Notice mailed to property owners within 300' was sent on 8/23/21.

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 to COM is consistent with the FLUP designation.
2. The subject property can be served by public infrastructure sized to accommodate new commercial growth.
3. The proposed rezone is compatible with surrounding land uses, both existing and planned.
4. The range of uses in the commercial zone are appropriate at this location.



APPLICATION FOR PROJECT REVIEW

For Staff Only					
<input type="checkbox"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board		<input type="checkbox"/> Administrative Review	
Date Received 8/2/21	Received By	Scheduled Meeting Date Sept. 9	Zone RC	Application Number PC 21-054	
Type of Application (Check all that apply):					
<input type="checkbox"/> Design Review		<input type="checkbox"/> Conditional Use		<input type="checkbox"/> Subdivision	
<input type="checkbox"/> Code Amendment		<input type="checkbox"/> Appeal		<input checked="" type="checkbox"/> Zone Change	
				<input type="checkbox"/> Administrative Design Review	
				<input type="checkbox"/> Other	
PROJECT NAME NIELSEN REZONE					
PROJECT ADDRESS 1262 WEST 2200 SOUTH			03-007-0010 03-007-0011 03-007-0023	COUNTY PI AT TAX ID # →	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER ALEX BEARNSON				PHONE # 435-757-6403	
MAILING ADDRESS 150 E 400 N		CITY LOGAN	STATE UT	ZIP 84321	
EMAIL ADDRESS ALEX@NIXONANDNIXON.COM					
PROPERTY OWNER OF RECORD BERNICE C. NIELSEN TRUST				PHONE # 435-770-1990	
MAILING ADDRESS Po Box 13		CITY CLEFTON	STATE ID	ZIP 83228-0013	
EMAIL ADDRESS davidnielsen68@gmail.com					
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) REZONE TO FUTURE LAND USE PLAN 'COMMERCIAL'				Total Lot Size (acres) 11.13	
				Size of Proposed New Building (square feet) NA	
				Number of Proposed New Units/Lots NA	
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 permit on behalf of the property owner.			Signature of Property Owner's Authorized Project Representative 		
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 		

APPLICATION MUST BE ACCURATE AND COMPLETE
NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL

WORKSHOP - 9/2/21
CITY COUNCIL: HEARING - 10/5/21