

**Project #21-055
Serenbe Rezone
Located at approx. 600 North 200 West**

REPORT SUMMARY...

Project Name: Serenbe Rezone
Proponent/Owner: Riley Duke / Cache Cal Holdings LLC
Project Address: Approximately 600 North 200 West
Request: Rezone from NR-6 to MR-9
Current Zoning: NR-6
Date of Hearing: September 9, 2021
Type of Action: Quasi-Judicial
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend **denial** of the rezone for Project #21-055 Serenbe Rezone located on 7.25 acres at approximately 600 North 200 West; TIN #05-045-0016.

Land use adjoining the subject property

<i>North:</i>	NR-6 Residential Uses	<i>East:</i>	NR-6 Residential Uses
<i>South:</i>	NR-6 Residential Uses	<i>West:</i>	NR-6 Residential Uses

Request

The proponent is requesting to rezone 7.25 acres at the northwest corner of 600 North 200 West from Traditional Neighborhood Residential (NR-6) to Mixed Residential Transitional (MR-9) The very irregularly shaped property is currently vacant and relatively flat with a canal corridor running diagonally along the southern border. Historically used for agricultural purposes, the field contains numerous trees and fencing.

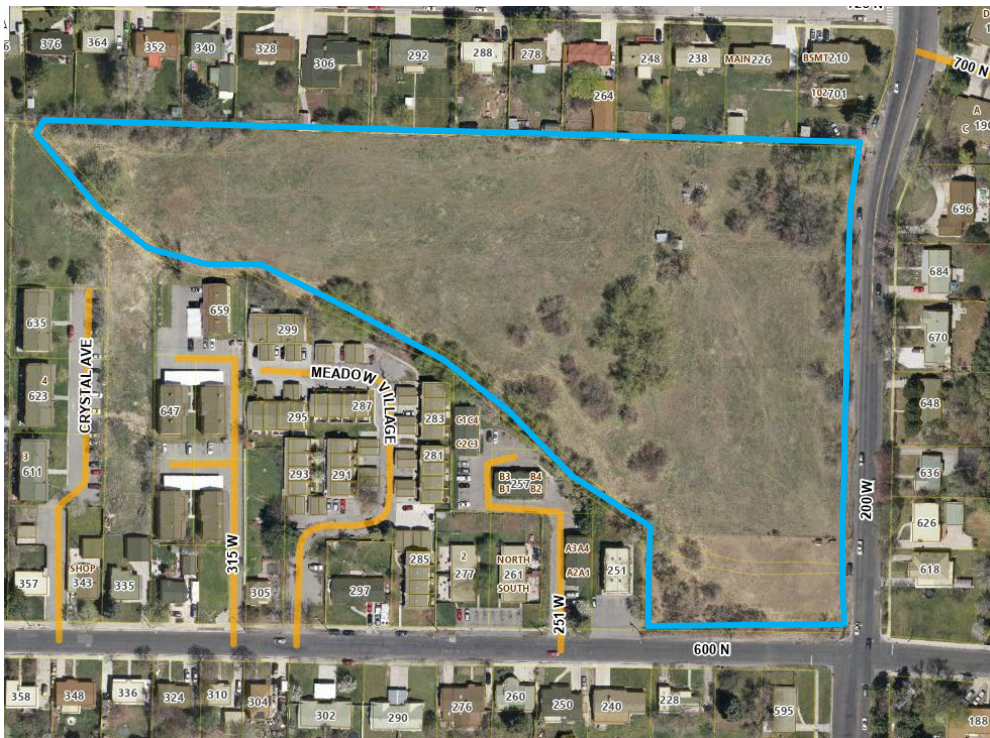


Figure 1 shows the project location

General Plan

The Future Land Use Plan (FLUP) adopted in 2008 identifies this property as Detached Residential (DR) which plans for detached single-family homes developed at a density range of 4-6 units per acre. The FLUP has been reviewed and adopted on subsequent occasions since 2008 and most recently in July 2020.

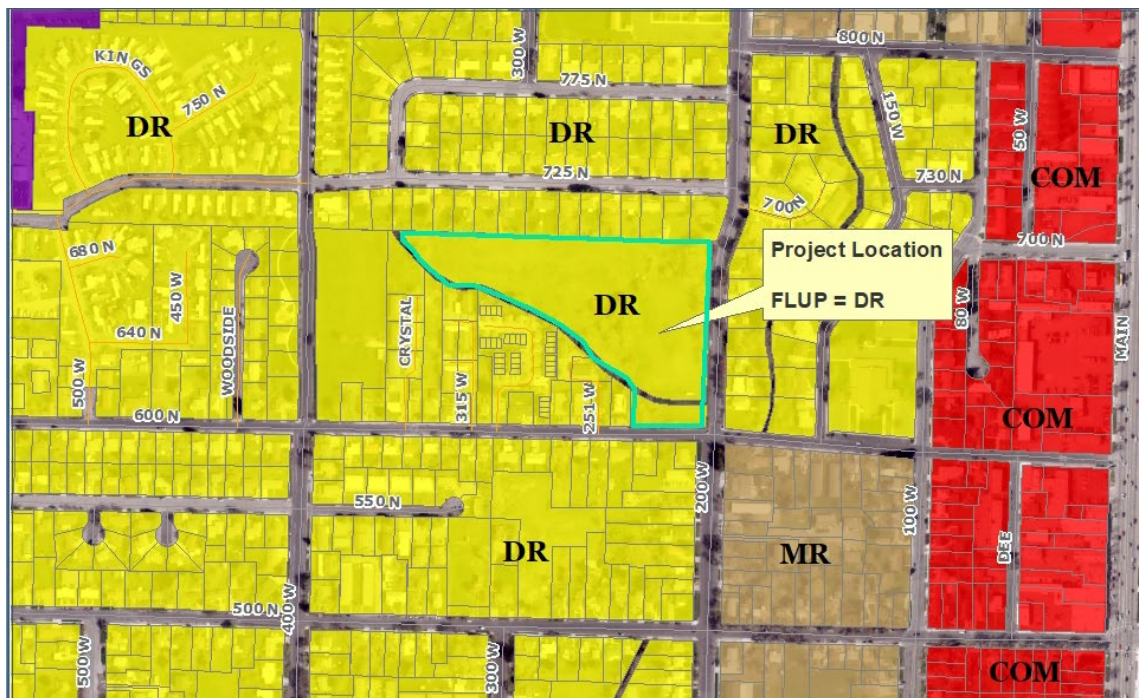


Figure 2 shows the property identified as DR on the FLUP

Land Development Code (LDC) - Zoning

The current zoning designation is NR-6, which is described as being a detached single-family residential zoning district with a maximum density of six (6) homes per acre. Minimum building lot sizes are 6,000 SF with minimum 50-foot widths. The proposed rezone to the MR-9 zone is described in the Land Development Code (LDC) as providing a range of housing options for all stages of life and levels of income. Attached multi-family homes are allowed in this zoning district at a maximum of 9 units per acre, a minimum lot size of 4,000 SF and a minimum 40 feet in width for single-family homes. The intent of this zone is to function as a transition zone between commercial or other higher-intensity zones to lower density areas. MR zones are often placed near job centers and major corridors to offer more walkable options.

Street Grid Connectivity & Site Layout

The LDC 17.30.190 requires projects serving twenty (20) or more dwelling units shall have at least three (3) street connections or stubs for future connections. The LDC street connectivity requirement ensures equitable traffic distribution, efficient utility/infrastructure networks, better walkability and the continuation of traditional neighborhood development patterns. Street widths are based on the street category and the Logan City Engineering Standards and Specifications. Local residential streets are specified with a 60-foot-wide cross section. If a Subdivision or Design Review Permit is submitted, street grid and connectivity will be reviewed and approved based on the Logan City standards at that time.

Design Standards

If a Subdivision or Design Review Permit is submitted in the future for this property, open space, building setbacks, landscaping, façade design, parking and pedestrian circulation will be reviewed and approved based on Logan City standards at the time of application.



Figure 3 shows the proposed rezone to MR-9

Staff Summary

The FLUP has indicated this area as single-family detached in current and previous adopted versions. The surrounding neighborhoods has a mix of single and multi-family structures with a scattered zoning past. This was one of the main reasons, along with school district pressure to provide less dense single-family homes, why large portions of the Bridger Neighborhood were downzoned in 2007. This downzone was intended to stop future multi-family development and increase the balance of single-family housing stock. The proponent's description to create less of a "tract home" feel indicated on the application can be accomplished in the current NR-6 zoning district with larger lot sizes and less overall density. Staff recommends denial of this rezone request.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Environmental	• Water
• Fire	• Engineering

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, staff has not received any written comments.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 8/28/21, posted on the City's website and the Utah Public Meeting website on 8/30/21 and mailed out to adjacent property owners within 300' on 8/23/21. A quarter page ad in the Herald Journal was published on 8/21/21.

RECOMMENDED FINDINGS FOR DENIAL FOR THE REZONE

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

1. The proposed rezone to MR-9 does not comply with the adopted 2008 version Logan City General Plan and Future Land Use Plan (FLUP).
2. The proposed rezone does not comply with the recently adopted 2020 update of the FLUP.
3. The proposed rezone does not follow a general citywide pattern of reduced density in areas farther away from Main Street and other major corridor streets and employment centers.

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

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 NR-6	Application Number PC 21-055	
Type of Application (Check all that apply): <i>DECK</i>					
<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Design Review</div> <div style="width: 50%;"><input type="checkbox"/> Conditional Use</div> <div style="width: 50%;"><input type="checkbox"/> Subdivision</div> <div style="width: 50%;"><input type="checkbox"/> Administrative Design Review</div> <div style="width: 50%;"><input type="checkbox"/> Code Amendment</div> <div style="width: 50%;"><input type="checkbox"/> Appeal</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Zone Change</div> <div style="width: 50%;"><input type="checkbox"/> Other</div> </div>					
PROJECT NAME Serenbe					
PROJECT ADDRESS 600 N 200 W, Logan, VT				COUNTY PLAT TAX ID # 05-045-0016	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Riley Duke				PHONE # 435-890-7274	
MAILING ADDRESS 75 W 100 S Suite 250		CITY Logan	STATE VT	ZIP 84321	
EMAIL ADDRESS riley@dukebuildingco.com					
PROPERTY OWNER OF RECORD Riley Duke				PHONE # 435-890-7274	
MAILING ADDRESS 75 W 100 S Suite 250		CITY Logan	STATE VT	ZIP 84321	
EMAIL ADDRESS riley@dukebuildingco.com					
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) I am proposing to re-zone our property that is currently NR-6 to MR-9. The MR-9 zone will allow us to create a subdivision with more open space, recreational amenities and stable long-term housing. This re-zone would allow us to provide affordable housing in a community that has less of a "tract-home" feel. The property fits Logan City's MR-9 zone description as it is located between dense multi-family housing and an established single family neighborhood. I have included example images with this application for your reference.				Total Lot Size (acres) 7.25 acre	
				Size of Proposed New Building (square feet)	
				Number of Proposed New Units/Lots 15	
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>Riley Duke</i>			
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 <i>Riley Duke</i>			

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

City Council • WORKSHOP 9/21/
• HEARING 10/5/21