

Project #22-003
2200 South Rezone
Located at approx. 1262 West 2200 South

REPORT SUMMARY...

Project Name: 2200 South Rezone
Proponent/Owner: Joshua Low / L. Nielson & B. Nielson Family Trust
Project Address: 1262 West 2200 South
Request: Rezone from RC to COM
Current Zoning: Resource Conservation (RC)
Date of Hearing: Jan. 13, 2022
Type of Action: Legislative
Submitted By: Russ Holley, Senior Planner

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; -0011; -0023) from Resource Conservation (RC) to Commercial (COM).

Land use adjoining the subject property

<i>North:</i>	COM: Residential Uses	<i>East:</i>	Outside Logan City Boundary
<i>South:</i>	Outside Logan City Boundary	<i>West:</i>	RC: Residential Uses

PROJECT

The proponent is requesting to rezone approximately 11.62-acres (three parcels) from RC to COM along the south side of 2200 South near the intersection of Highway 89/91. This area, along with approximately 300 acres, was annexed into Logan City in October 2007 as part of the South Highway Annexation. The land is being used for agricultural and residential uses with the existing home being built in 1955. Other than two agricultural accessory buildings and two ponds, the property is currently vacant.



Figure 1 shows the subject property

GENERAL PLAN

The Future Land Use Plan (FLUP), adopted in 2008, identifies this property as Commercial (COM). The General Plan, a nonregulatory visioning plan, describes COM areas as being intended for retail, service and hospitality businesses that provide employment centers and serve city-wide and regional populations. New projects should have buildings that meet high architectural standards and constructed with quality materials. Most COM designations inside Logan City are located near the Main Street/Highway corridor north and south of downtown.

Resource Conservation Area (RCA) are lands described as low-density residential lands (1 home per every 20 acres) and typically comprised of agrarian or environmentally sensitive lands. In some instances, these areas may have such high aesthetic or cultural value, that public protections may be appropriate through some form of conservation easements or transfer of development rights. This land use designation has also been applied as a holding type of designation or zone to transitional areas, such as the entire land area included in the South Highway annexation, where the land may not necessarily be of significant value agriculturally, but the demand for future development and the ability to serve the areas with public infrastructure aren't available yet.

LAND DEVELOPMENT CODE

The Land Development Code (LDC) regulates land uses and entitles properties with specific development allowances. The COM zone allows a wide range of commercial and light industrial uses. The COM zone (*proposed zoning designation*) is typically located along major collector and arterial streets with large capacity utilities. Standard building heights are limited to 40' and 60% lot coverage maximums. Residential uses are allowed at 30 units per acre if positioned in upper floors of a vertical mixed-use building with commercial uses located on the ground floor. Parking requirements are based on each project component and 20% of project sites are required to be improved with open space and landscaping.

The RC zone (existing zoning designation) allows for very low density residential at only one single family home per every 40 acres of land. Development patterns are rural by character and may contain sensitive lands such as but not limited to floodplains, wetlands, riparian corridors or highly productive agricultural lands. Building heights are limited to 35 feet and front yard setbacks are set at 25 feet.

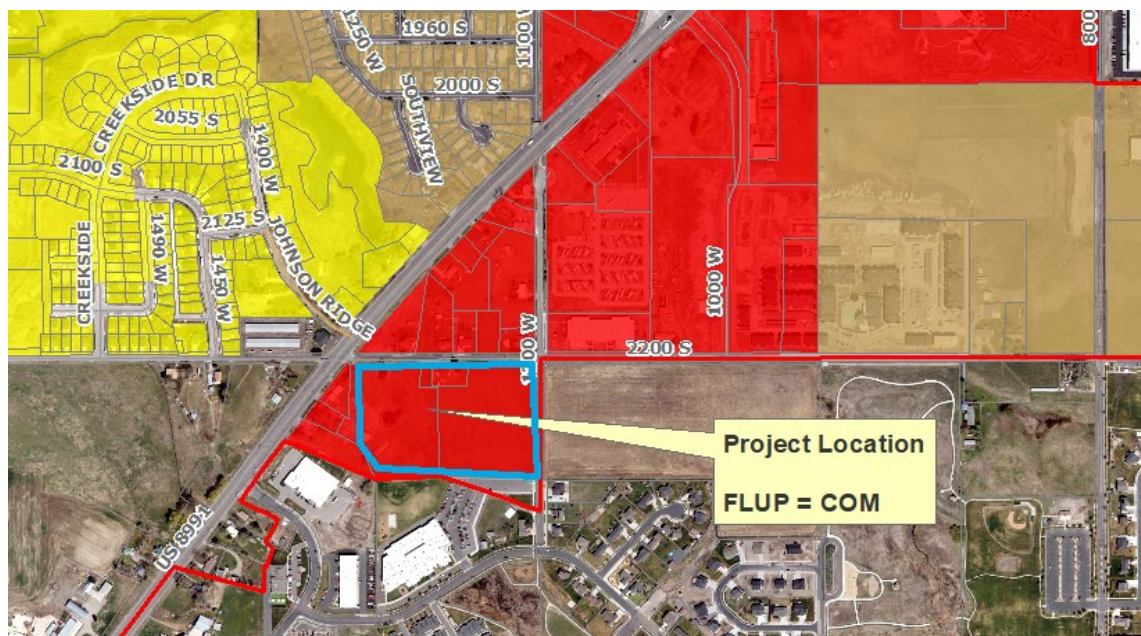


Figure 2 shows the Future Land Use Plan

The South Gateway Corridor Overlay Zone impacts a portion of this property. A 300' foot buffer from the centerline of the Highway along both sides from 3200 South to the Railroad Crossing (~1700 South) makes up the South Gateway Overlay boundary. Lands within the overlay boundary have additional setbacks, use restrictions and design layouts with the goal of creating a more aesthetically pleasing entryway into Logan City.

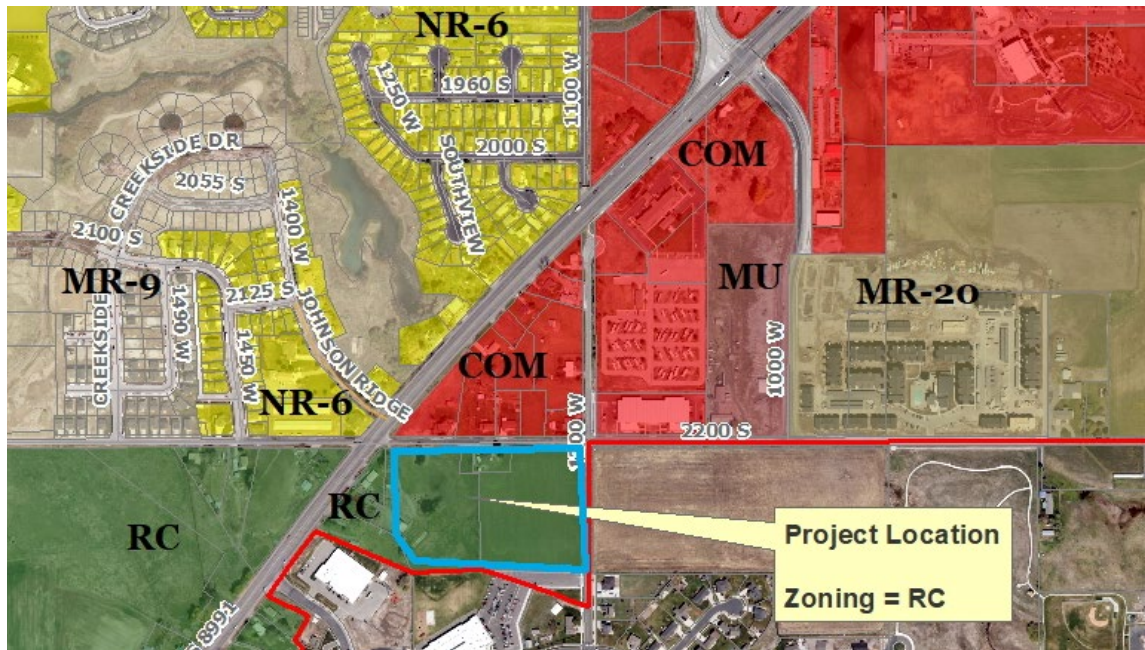


Figure 2 shows the current zoning in the area

STAFF SUMMARY

The property is identified on the FLUP as COM and considering its proximity to highway, the current low-density residential land use is not a viable long-term solution. As development on these properties is proposed, the South Highway Overlay, sensitive lands and other constraints will need to be addressed during the design review phase. Being surrounding on two sides by the City of Nibley and existing development, the site layout and circulation will need to account for these issues. With the 2200 South corridor developing rapidly, this property will likely be developed in this near future. Staff is comfortable with the rezone request as this is consistent with the Logan City FLUP and is an appropriate land use considering the context of the area. The rezone is consistent with the existing city pattern of aligning the bulk of commercial zoning along Main Street and Highway 89/91.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments have been received.

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet 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 1/2/22 and the Utah Public Meeting website on 1/3/22. Public notices were mailed to all property owners within 300 feet of the project site on 12/27/21.

RECOMMENDED FINDINGS FOR APPROVAL

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

1. The Logan City FLUP identifies the area as COM.
2. This area is positioned along Highway 89/91 with commercial uses to the north.
3. Infrastructure and access is located nearby and has the ability to adequately serve the future development of this property.
4. Design incompatibles with surrounding areas can be mitigated through Design Review processes.

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 checked="" type="checkbox"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board		<input type="checkbox"/> Administrative Review
Date Received 12/3/21	Received By	Scheduled Meeting Date JAN. 13	Zone RC	Application Number PC 22-003
Type of Application (Check all that apply): <u>WOODENUPP</u>				
<input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input checked="" type="checkbox"/> Zone Change <input type="checkbox"/> Other				
PROJECT NAME 2200 SOUTH				
PROJECT ADDRESS 1262 W. 2200 S. LOGAN, UT 84321			COUNTY PLAT TAX ID # 03-007-0010, 0011 AND 0025	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER JOSHUA LOW			PHONE # 435 764-5430	
MAILING ADDRESS 850 N. 200 W.		CITY LOGAN	STATE UT	ZIP 84321
EMAIL ADDRESS JOSHUA LOW @ DWPCL R6.COM				
PROPERTY OWNER OF RECORD LYNN V NIELSEN & BERNICE C NIELSEN FAMILY TR.			PHONE # 435 757-6403	
MAILING ADDRESS P.O. BOX 13		CITY CLIFTON	STATE ID	ZIP 83228
EMAIL ADDRESS ALEX @ NIXON AND NIXON.COM				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) CURRENT ZONING IS RC. BUYER/SELLER WOULD LIKE IT CHANGED TO COMMERCIAL.			Total Lot Size (acres) 11.13	
			Size of Proposed New Building (square feet) 41A	
			Number of Proposed New Units/Lots 14/A	
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.

CITY COUNCIL - WORKSHOP 2/1/22
HEARING 2/15/22

Plat Maps for Parcel 03-007-0010 - Cache County CORE

SW⁴ Section 17 Township 11 North Range 1 East

Scale 1 Inch = 3 CHAINS

(33)
007
-1-

TAX UNIT 928, 08

