

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM:	4a
HEARING DATE:	May 01, 2024
ACTION REQUESTED:	Z-24-03 - A request to rezone approximately 2.42 acres located at 750 West Merrill Road, from the current Administrative Professional (AP) zoning, to a Neighborhood Commercial (C-1) zoning designation.
APPLICANT:	Rosenberg Associates
OWNER:	Fields Market LLC
ENGINEER:	Jared Bates - Rosenberg Associates
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval to the City Council

Background

The applicant is requesting approval to change the zoning of approximately 2.42 acres, located at 750 West Merrill Road. The requested change is from the current zoning of Administrative Professional (AP), to a proposed Neighborhood Commercial (C-1) zoning designation.

The C-1 request is for the purpose of allowing C-1 uses in addition to the current Administrative Professional uses. This particular location has a General Plan Land Use designation of Neighborhood Commercial (NCOM) which supports the Administrative Professional and Community Commercial (C-1) zoning districts. The surrounding zoning to this parcel is Residential Estate to the north, Civic to the east and Saint George City boundary to the south and west.

Staff is concerned with losing class-A office space but also sees the benefit of providing quality Neighborhood Commercial space as well.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-24-03, for the zone change request from Administrative Professional (AP), to a proposed Neighborhood

Commercial (C-1) zoning designation, onto the City Council, based on the following findings below.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Date: April 15, 2024

To: Washington City Planning and Zoning
Attn: Eldon Gibb – City Planner
111 North 100 East
Washington, Utah 84780

From: Jared W Bates, PE, CFM
Principal Engineer

Subject: **750 W. Merrill Road Site**
Zone Change from AP to C-1
Project Number: 11667-24-005

This document has been prepared for Fields Market LLC, in support of the proposed zone change for the existing building and adjacent site located at 750 W Merrill Rd (Parcel # W-SMZM-1-A) in Washington, Utah. It is proposed to change the zone for this parcel (2.42 acres total) from AP (Administrative & Professional) to C-1 (Community Commercial). The site is comprised of a 30,348 sq. ft., 3 story building, parking improvements, and food court site. Site access is provided at the southwest corner of the development along Merrill Road; with an emergency fire access located near the intersection of Sandia Rd. and Merrill Rd. A total of 153 parking spaces, including 7 ADA spaces, are provided onsite. No additional improvements are proposed at this time; all proposed commercial uses are to occur utilizing the existing site improvements.

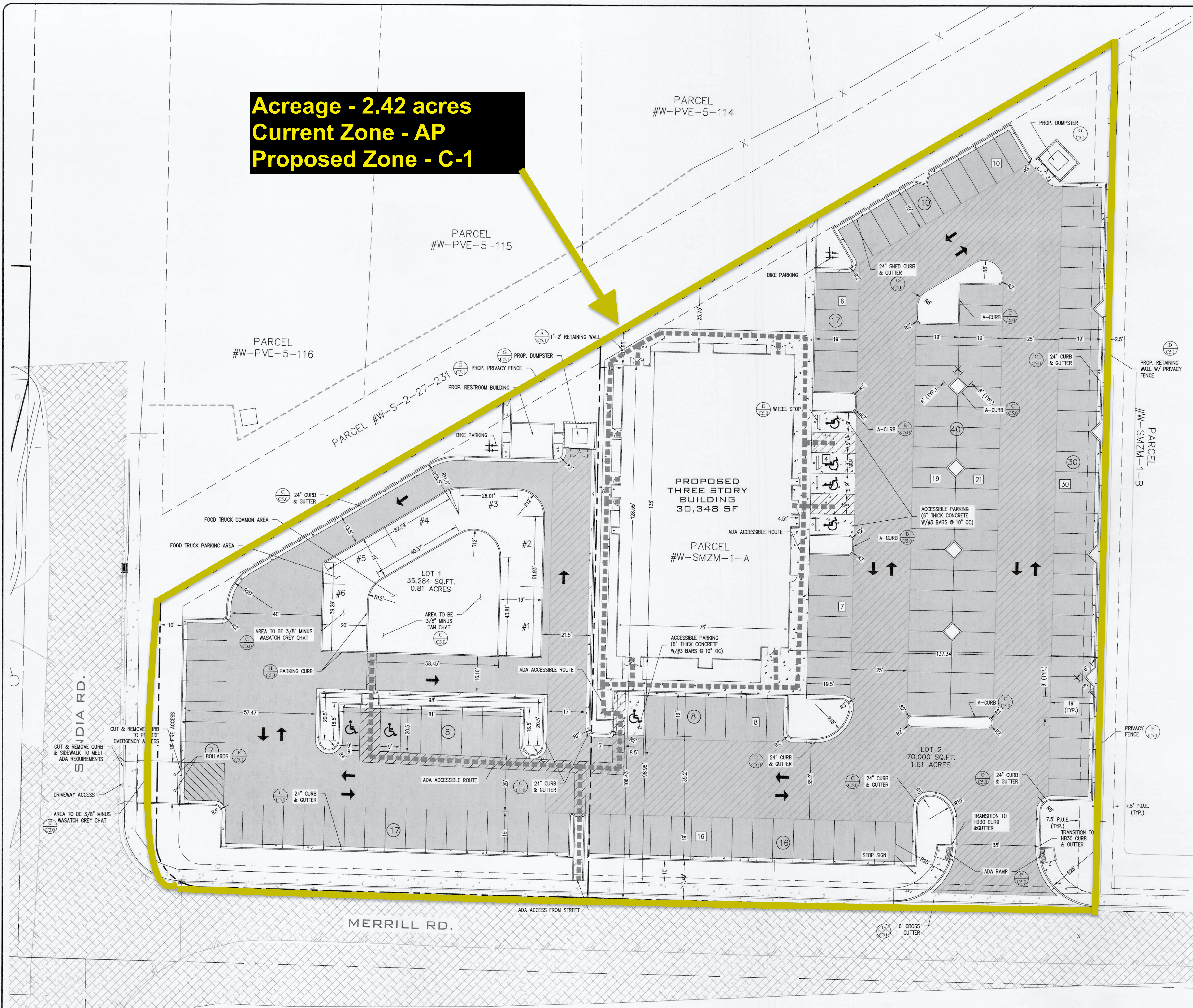


PROJECT FLOW CARD: Z-24-03 Fields Market

Planning	Reviewed. OK to move forward	
Hillside	NA	
Public Works	NA	
Engineer	For a zone change, no concerns.	
Fire Dept.	NA	
Parks/Trails	Reviewed, no concerns	
Building Dept.	NA	
Washington Power	NA	
Dixie Power	No concerns during zone change	
Economic Dev.	Reviewed. This project aligns with the City's economic priorities, addressing demand for class A office space in Washington City. There are currently very few options for class A space and expanding the uses allowed at this site will increase the potential for job opportunities and sales tax. This site is a highly visible location for professionals choosing to locate in Washington City. Unlike primary residential, commercial properties pay 100% of the assessed tax based on valuation.	

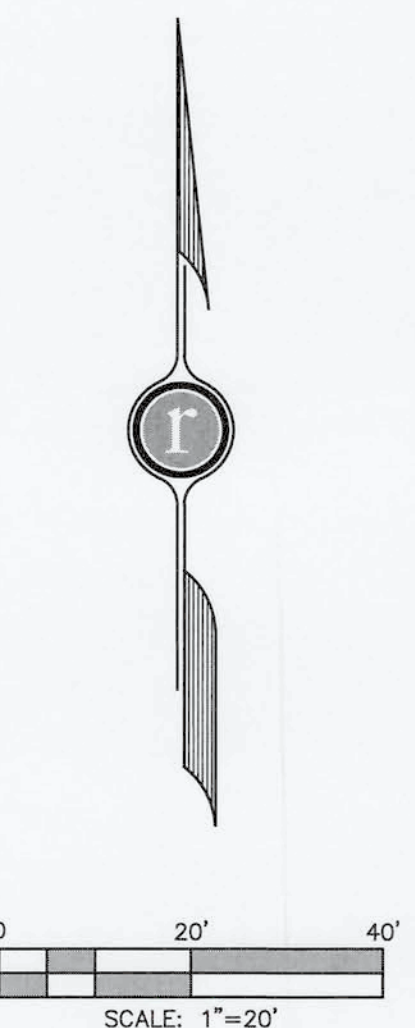
Additional Comments:

Acreage - 2.42 acres
Current Zone - AP
Proposed Zone - C-1



SITE DATA

PARCEL NUMBER: W-SMZM-1-A	LOT COVERAGE: BUILDING: 30,348 SQ. FT. HARD SURFACE: 12,727 SQ. FT. LANDSCAPING: 17,591 SQ. FT. PERCENT LANDSCAPING: 12.1% PERCENT IMPERVIOUS: 87.9%
SITE ADDRESS: APPROX. 700 WEST MERRILL ROAD	BUILDING HEIGHT: 48'-6"
CURRENT ZONE: AP - ADMINISTRATIVE AND PROFESSIONAL	PROPOSED LAND USE/OCCUPANCY: GROUP B
GENERAL PLAN: NCOM - NEIGHBORHOOD COMMERCIAL	CONSTRUCTION TYPE: V-B FULLY SPRINKLERED
BUILDING SETBACKS: 10' FRONT SETBACK FROM PUBLIC ROW	PARKING (LOT 1): 1 SPACE FOR EVERY 250 SQ. FT. REQUIRED
TOTAL PARCEL AREA (LOT 1): NO BUILDING - RV TYPE HOOK-UP FOR FOOD TRUCKS 35,284 SQ. FT. 0.81 ACRES	GROSS FLOOR AREA = 30,348 SQ. FT. 30,348/250 = 121 SPACES REQUIRED
TOTAL PARCEL AREA (LOT 2): 70,000 SQ. FT. 1.610 ACRES	TOTAL SPACES REQUIRED: 121
TOTAL 3 STORY BUILDING (LOT 1): BUILDING: 30,348 SQ. FT.	ADA VAN ACCESSIBLE: 5
	PARKING (LOT 2): 32 SPACES



LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED ASPHALT
(3" ASPHALT / 6" BASE COURSE
8" SUBBASE / 8" SCARIFIED AND
COMPACTED SUBGRADE)
- PROPOSED HEAVY DUTY ASPHALT
(3.5" ASPHALT / 10" BASE COURSE
12" SUBBASE / 8" SCARIFIED AND
COMPACTED SUBGRADE)
- ADA PATH - MAX. SLOPE IN BOTH
DIRECTIONS IS 2%

NOTE
SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT.

OWNER/DEVELOPER/CONTACT

THE DEVELOPER FOR THIS PROJECT IS
BLACK ACE HOLDINGS, LLC
915 SOUTH 770 EAST
ST. GEORGE, UT 84790
(435) 632-2883

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACT: JARED BATES, PE
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790 (435) 673-8586



City Acceptance Block
Released For Construction
Date: August 18, 2022
By: [Signature]

DATE: 3/15/22
JOB NO.: 11667-21-002
DESIGNED BY: ALN
CHECKED BY: JWB
DWG: CONST SET

ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

SITE PLAN
FOR
MERRILL ROAD THREE STORY OFFICE BUILDING
WASHINGTON CITY
UTAH

PROFESSIONAL ENGINEER
JARED W. BATES
8/8/2023
STATE OF UTAH

SHEET
C2.0
2 OF 15 SHEETS

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

Item # 5a

HEARING DATE: May 01, 2024

ACTION REQUESTED: G-24-03, A request to amend the General Plan Land Use Map Located at 2651 South Washington Fields Rd, from the current Low Density Residential (LD), to a new proposed Neighborhood Commercial (NCOMM) General Plan Land Use designation.

APPLICANT: Bryan / Jennica Burnett

OWNER: Bryan / Jennica Burnett

ENGINEER: American Consulting & Engineering

REVIEWED BY: Eldon Gibb, City Planner

RECOMMENDATION: Recommend Approval onto City Council

Background

The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately 2651 South Washington Fields Rd. The requested area covers approximately 8.33 acres. The current Land Use designation is Low Density Residential (LD). The applicant is seeking approval to have the Land Use designation changed to Neighborhood Commercial (NCOMM) for the possibility of developing the area into a neighborhood commercial project.

The Neighborhood Commercial designation allows for the Administrative Professional and C-1 zoning designations. The surrounding General Plan Land Use designations are Low Density to the north, east and south and Neighborhood Commercial to the west which was recently changed (9/13/23).

Staff has reviewed the requested change and would like to note the Low Density residential to the east and south along with the need to work through the access road width, utility extensions and access for this property.

Recommendation

Staff recommends that the Planning Commission recommend approval of G-24-03, amending the General Plan Land Use Map from the current Low Density (LD) to the proposed Neighborhood Commercial (NCOMM) designation, as outlined above and shown in the exhibit, onto the City Council.

The Fields - Wedding Barn & Events - Narrative

“The Fields” is a proposed modern farmhouse-style wedding barn and events center that offers a charming and unique location for events while also providing a profitable business opportunity. The center's rustic and vintage feel appeals to many and can create a warm and inviting atmosphere that also celebrates the history and spirit of the Washington Fields area.



PROJECT FLOW CARD

G-24-03 Old Farm Family Event Center

Planning	Reviewed. OK to move forward	
Hillside	NA	
Public Works	Reviewed and ok with the zoning request. There will be several issues to address during the civil construction plan portion such as the access point (Rt in/Rt out only), access road width, utility easement(s) and utility extensions to the development.	
Engineer	Reviewed and no real concerns.	
Fire Dept.	NA	
Parks/Trails	This site includes a master planned trail through the canal easement that will need to be constructed during development.	
Building Dept.	NA	
Washington Power	NA	
Dixie Power	REviewed, no concern	
Economic Dev.	Staff is supportive of a well designed site layout and low impact business use in this area. Historically, over the years many areas that were generally planned for commercial use in the fields area have been changed to residential use or nightly rentals. Now, with so much residential growth there is an increased and unmet demand for commercial areas that provide goods, services, and employment opportunities closer to home for Washington City residents.	

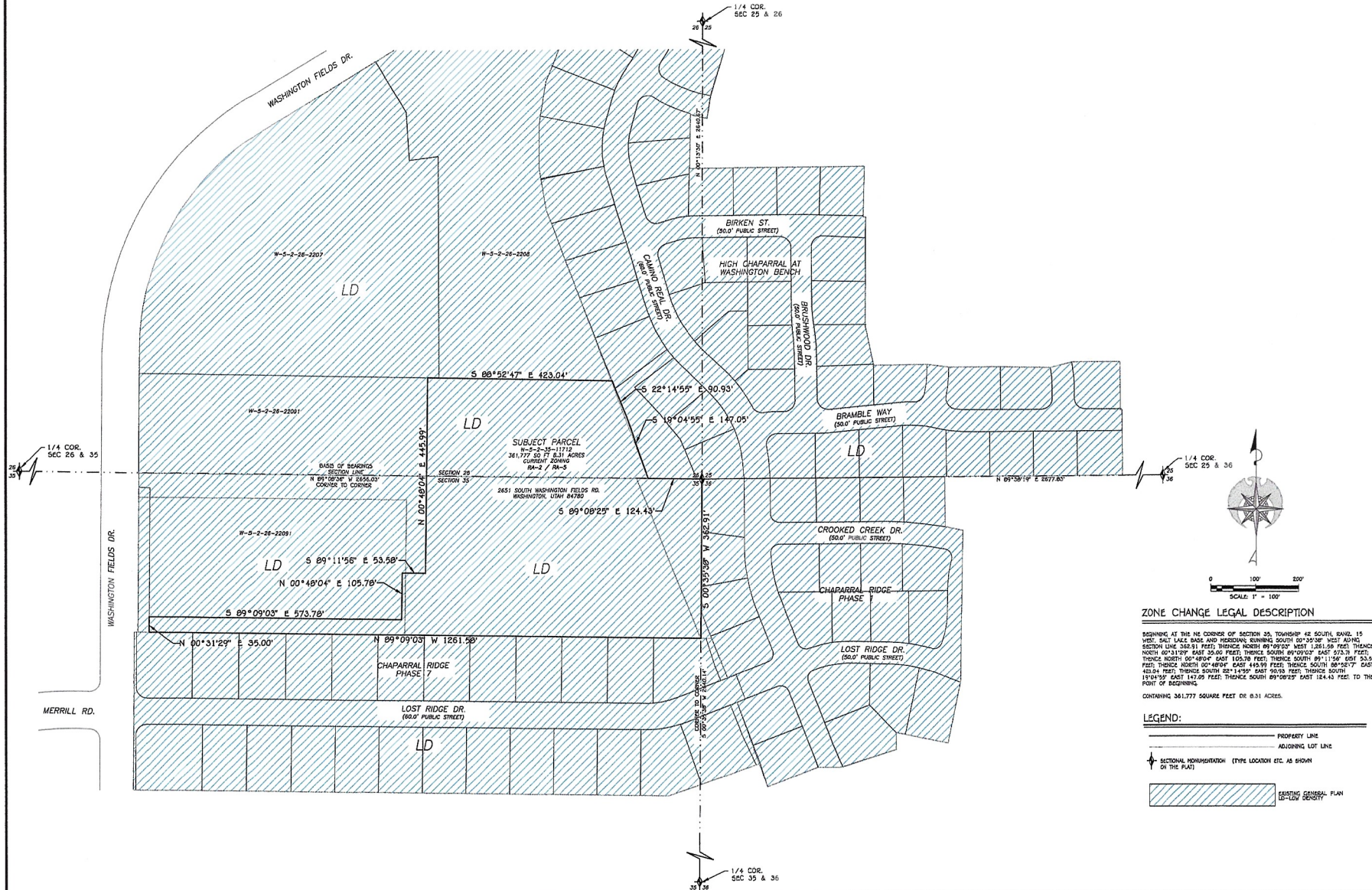
Additional Comments:

LOCATED IN THE SE 1/4 SECTION 26, AND THE NE 1/4 SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST
TOWNSHIP 42 SOUTH, RANGE 15 WEST SALT LAKE BASE AND MERIDIAN
WASHINGTON CITY, WASHINGTON COUNTY, UTAH



EXISTING GENERAL PLAN

LOCATED IN THE SE 1/4 SECTION 26, AND THE NE 1/4 SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST
TOWNSHIP 42 SOUTH, RANGE 15 WEST SALT LAKE BASE AND MERIDIAN
WASHINGTON CITY, WASHINGTON COUNTY, UTAH



KEY: DATE:



EXISTING GENERAL PLAN
FOR

OLD FARM FAMILY LLC
WASHINGTON CITY, WASHINGTON COUNTY, UTAH
NE 1/4 OF SECTION 35, T42S, R15W, S15BM

DATE: 03/29/2024

JOB # 34-011

FILE: RCB.dwg

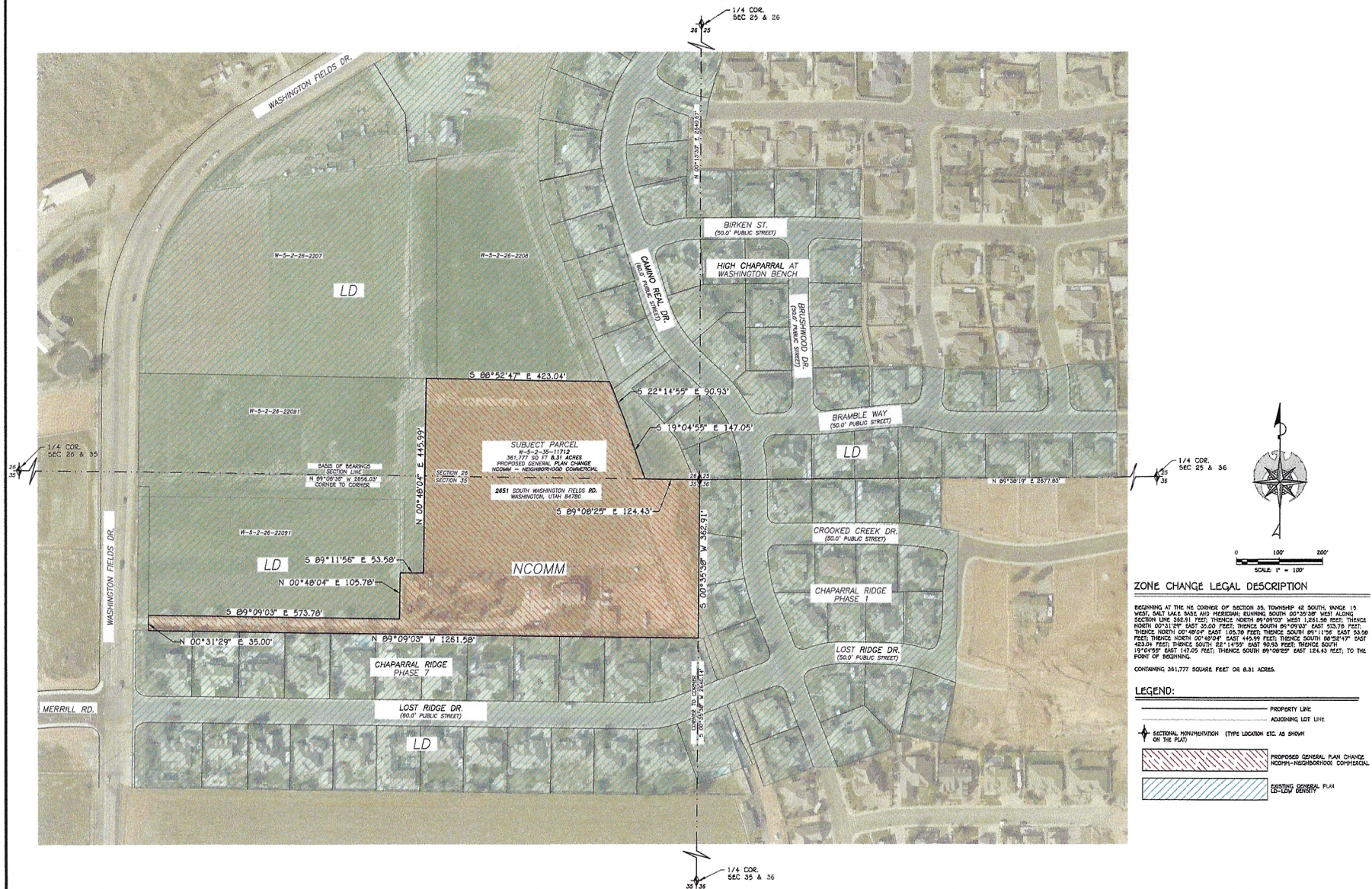
SHEET

2

4

SHEETS

LOCATED IN THE SE 1/4 SECTION 26, AND THE NE 1/4 SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST
TOWNSHIP 42 SOUTH, RANGE 15 WEST SALT LAKE BASE AND MERIDIAN
WASHINGTON CITY, WASHINGTON COUNTY, UTAH



REV	DATE	NOTES
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PROPOSED GENERAL PLAN

FOR
OLD FARM FAMILY LLC

WASHINGTON CITY, WASHINGTON COUNTY, UTAH
NE 1/4 OF SECTION 35 T42S, R15W, SLB&M

DATE: 03/29/2024

JOB # 24-011

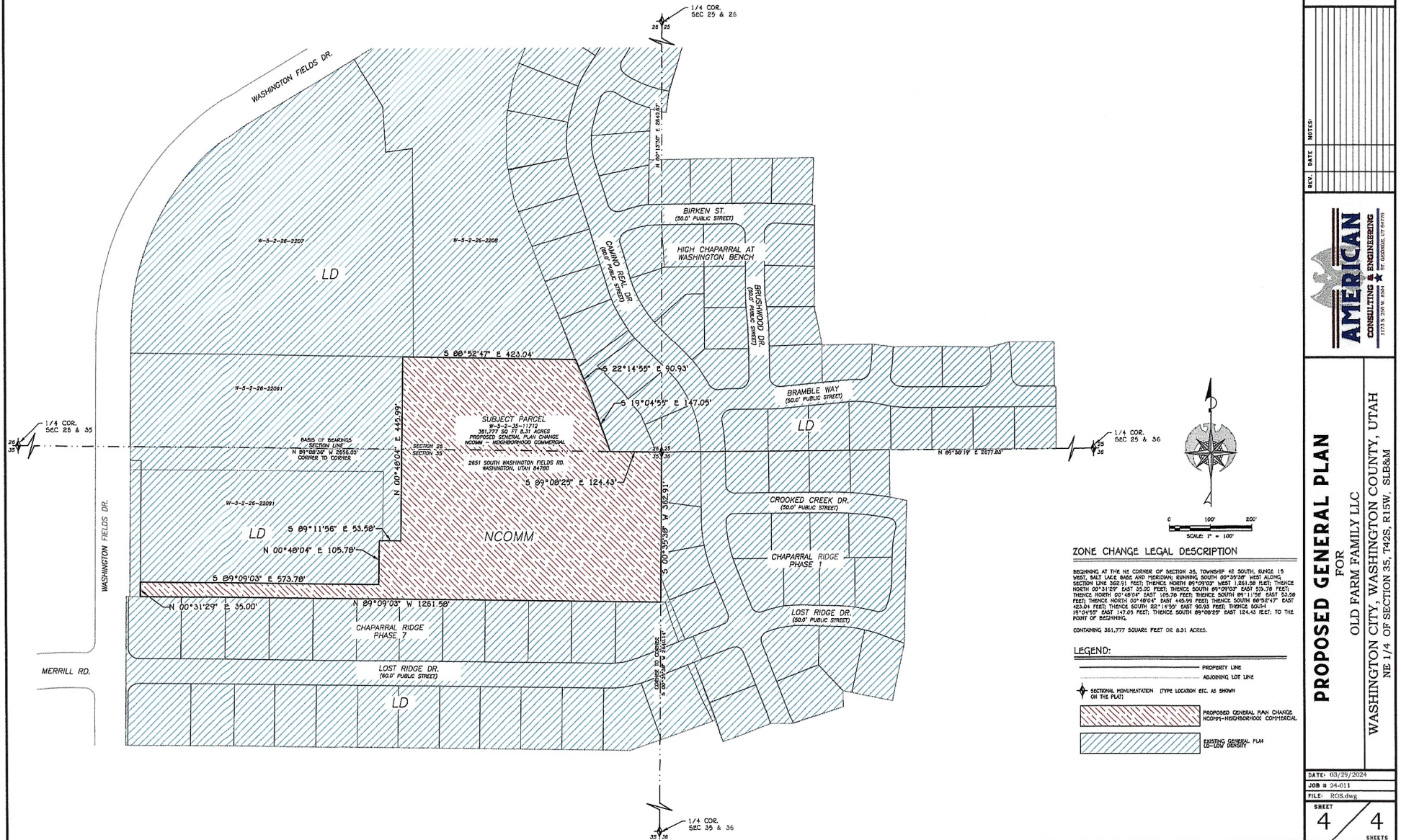
FILE: ROS.dwg

SHEET 11

13 ✓

5/

LOCATED IN THE SE 1/4 SECTION 26, AND THE NE 1/4 SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST
TOWNSHIP 42 SOUTH, RANGE 15 WEST SALT LAKE BASE AND MERIDIAN
WASHINGTON CITY, WASHINGTON COUNTY, UTAH



WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

Item #

HEARING DATE: May 1, 2024

ACTION REQUESTED: Consideration to Amend a portion of the City Code, more specifically, "Title 9-8B-5, "Area, Width And Yard Regulations".

APPLICANT: Washington City

RECOMMENDATION: Recommend approval

Background

Washington City is wishing to amend a portion of the City Code, specifically Title 9-8B-5: Area, Width and Yard Regulations. Changing the side yard setbacks for the R-1-10 zoning district only. It is proposed to go from ten feet (10') on both sides, to eight (8) and ten (10) feet side yard setbacks, with no two homes closer than eighteen feet (18').

The new chart would look as follows:

9-8B-5: AREA, WIDTH AND YARD REGULATIONS:

<u>Zoning District</u>	<u>Area In Square Feet</u>	<u>Width In Feet</u>	<u>Front Yard In Feet</u>	<u>Side Yard In Feet</u>	<u>Rear Yard In Feet</u>
R-1-6	6,000	66	20	8 and 10	10
R-1-8	8,000	70	20	8 and 10	10
R-1-10	10,000	80	20	8 and 10 *	20
R-1-12	12,000	90	20	10 and 10	20
R-1-15	15,000	100	20	10 and 10	20
R-1-30	30,000	100	20	20 and 20	20
R-1-40	40,000	200	30	20 and 20	30

* In this zone district, no two homes are allowed to be closer than eighteen feet (18') to each other.

Recommendation

Staff recommends that the Planning Commission recommend approval for the proposed changes by amending Title 9-8B-5 - Area, Width, And Yard Regulations, onto the City Council.