

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: February 04, 2026

ACTION REQUESTED: G-25-07, A request to amend the General Plan Land Use Map from VLD to LD / MD and LD to NCOM located at Antigua Lane and George Washington Blvd

APPLICANT: Lance Richards

OWNER: Capital Funding LTD

ENGINEER: Rosenberg Associates

REVIEWED BY: Eldon Gibb, Community Development Director

RECOMMENDATION: Recommend Approval onto City Council

Background

The applicant is proposing to amend the General Plan Land Use Map located at approximately Antigua Lane and George Washington Blvd. The proposal is situated west of the Southern Parkway and begins the transition from VLD Residential to Commercial type uses. This amendment covers approximately 17.94 acres and is broken down as follows:

- Change approx 4.38 acres of LD to NCOM for a total of 9.76 acres of NCOM
 - Change approx 1.43 acres of LD and 2.39 acres of VLD to MD for total of 3.82 acres of MD
 - Change approx 4.36 acres of VLD to LD
- LD carries a 3-4 D.U / acre ratio and allows the R-1-10 and larger zone designations.
- MD carries a 4.5-6 D.U / acre ratio and allows the R-2, R-1-6 and larger zone designations.
- NCOM is considered small-scale commercial use catering to surrounding residential areas and allows the AP, C-1 and PUD/C zoning designations.

The surrounding General Plan Land Use designations are VLD to the north and west, LD and NYD to the west, and CCOM to the south.

Staff has reviewed the requested change and is comfortable with the proposal as it feathers the existing uses of VLD to LD, LD to MD and then MD to NCOM. Furthermore, Antigua Ln will help transition the existing residential areas to the commercial uses.

Recommendation

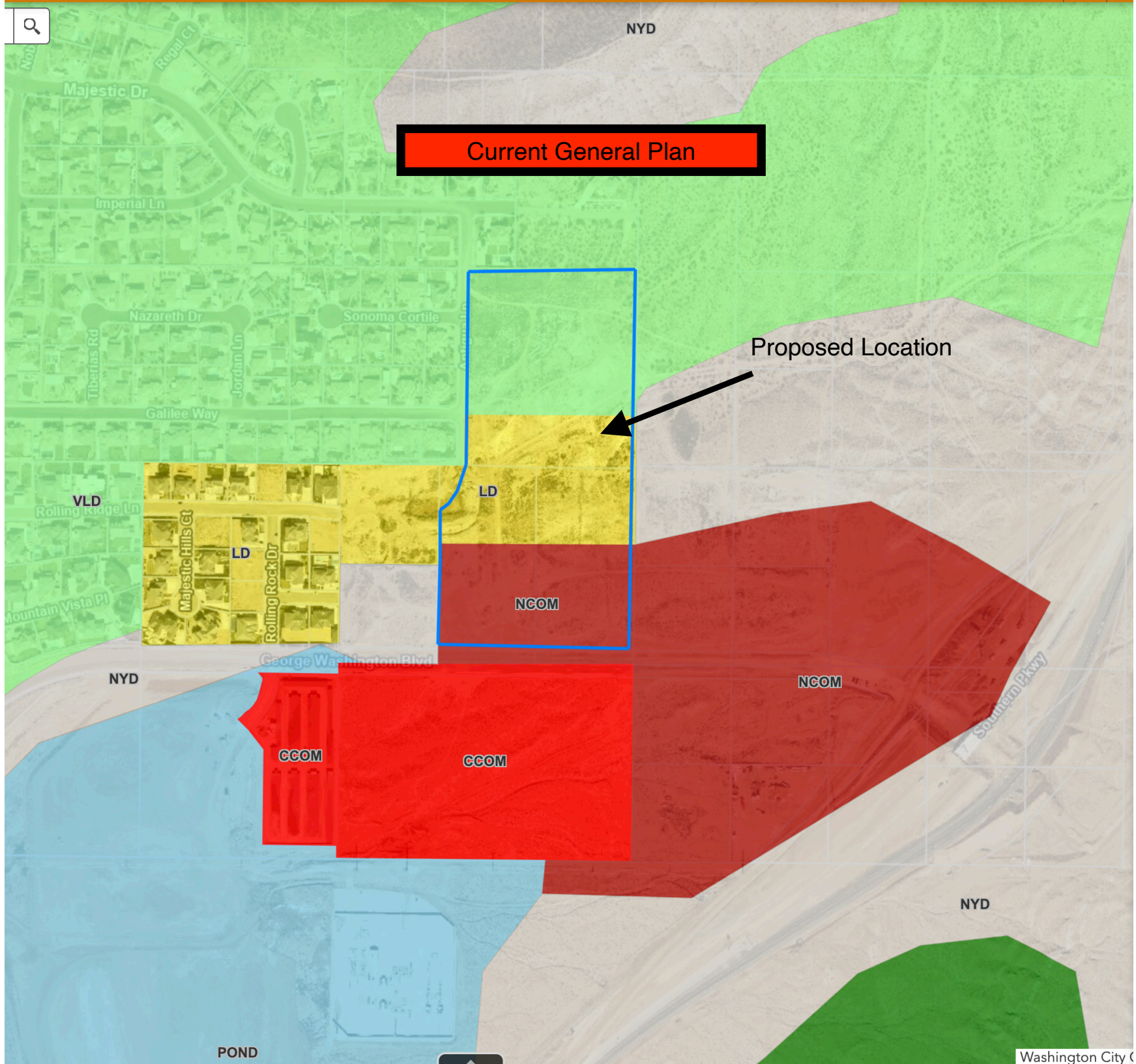
Staff recommends the Planning Commission recommend approval of G-25-07, as outlined above and shown in the exhibits, onto the City Council.



Narrative

The purpose of this General Plan amendment is to change existing commercial and low density to commercial, low density and medium density. The proposed parcels will consist of 4.26 acres of low density, the medium density parcel will be 3.82 acres, and the commercial will be 9.76 acres. This amendment will expand the commercial opportunities along George Washington Boulevard near the SR-7 interchange. The residential portion of the amendment will help facilitate a transition from very low-density residential homes to the future commercial services along SR-7. Thank you for your consideration.



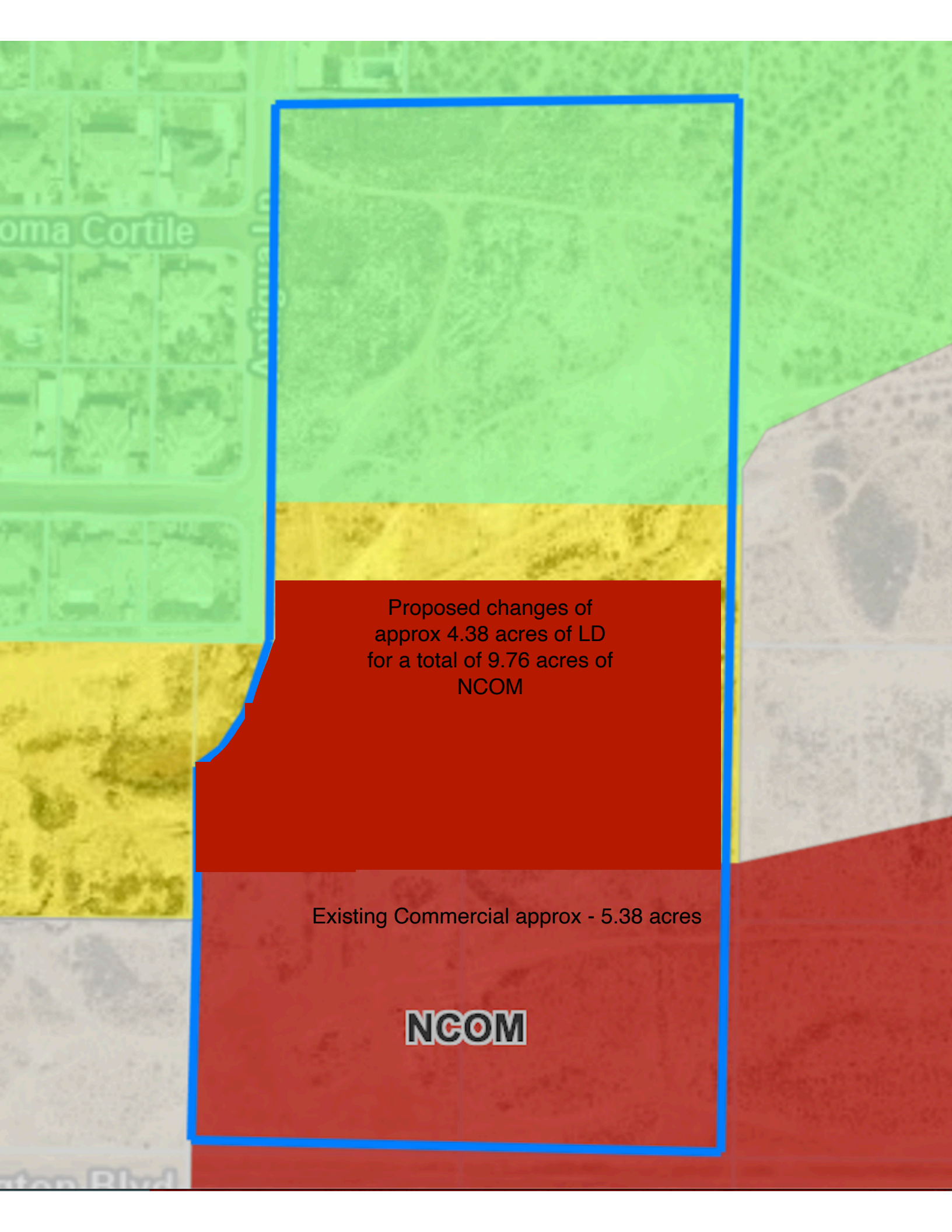


Current General Plan

Proposed Location

POND

Washington City C



oma Cortile

Antigua In

Proposed changes of
approx 4.38 acres of LD
for a total of 9.76 acres of
NCOM

Existing Commercial approx - 5.38 acres

NCOM

ton Blvd

Proposed changes of
approximately 2.39 acres of
VLD to MD for a total of 3.82
acres of MD

Opprox 1.43 acres of LD remaining

Proposed NCOMM

LD

NCOM

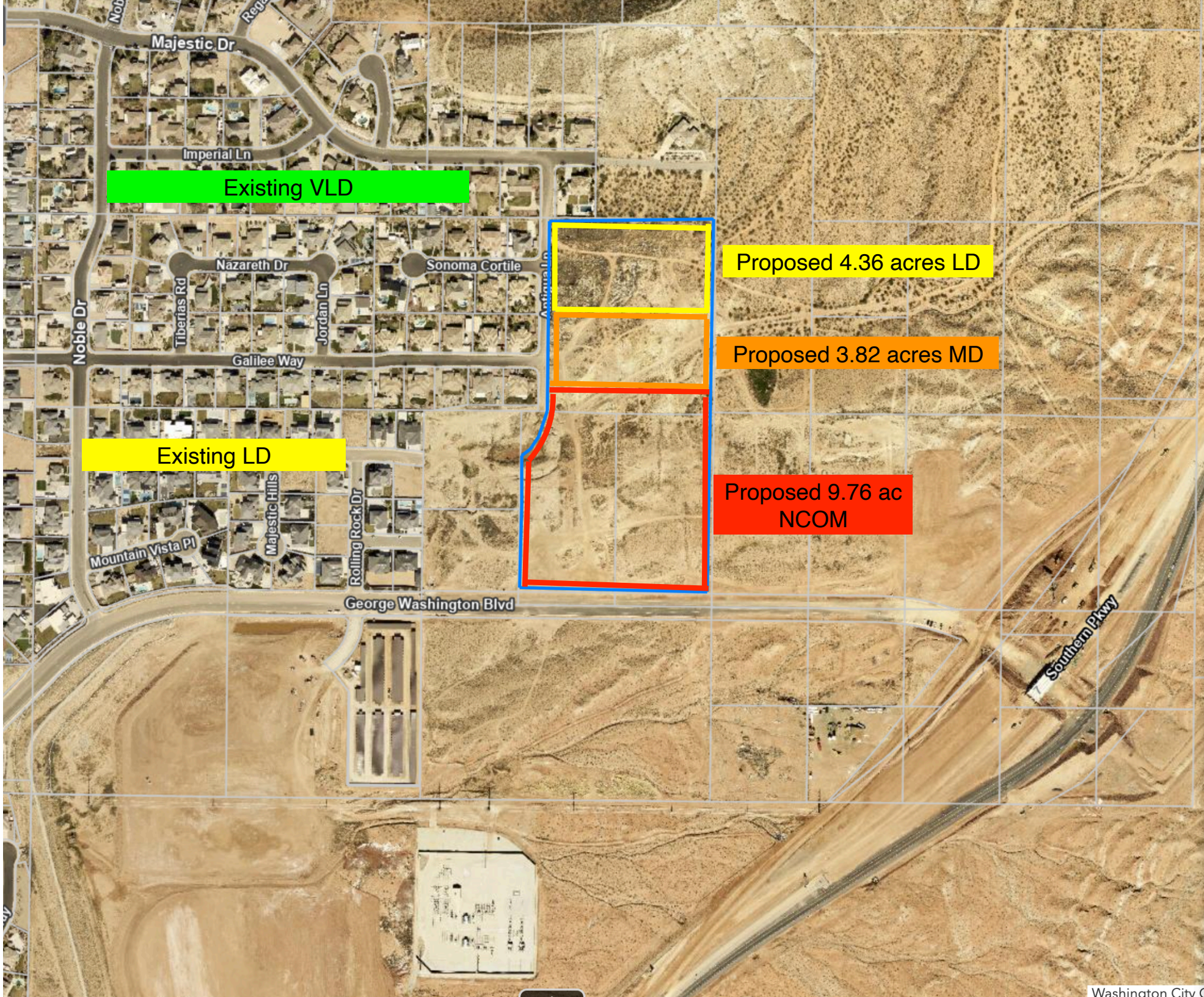
Proposed changes of
approximately 4.36
acres of VLD to LD

Proposed MD

Proposed NCOM

LD

NCOM



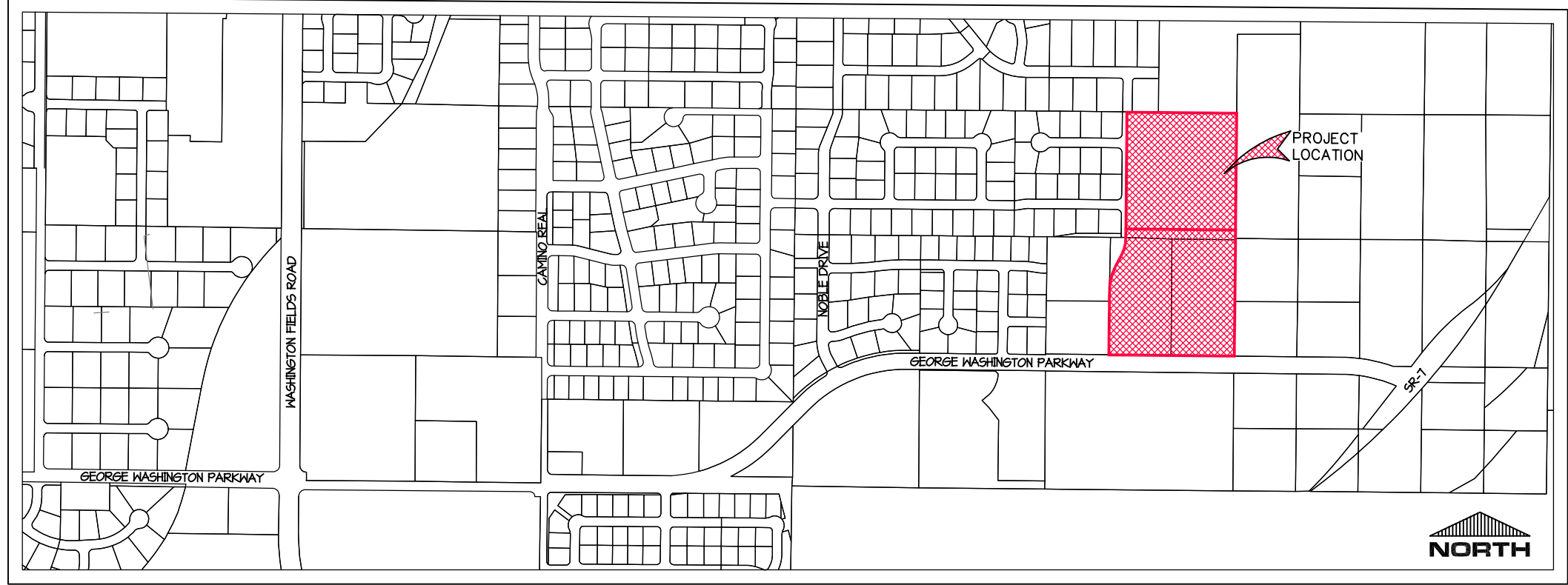
Existing VLD

Proposed 4.36 acres LD

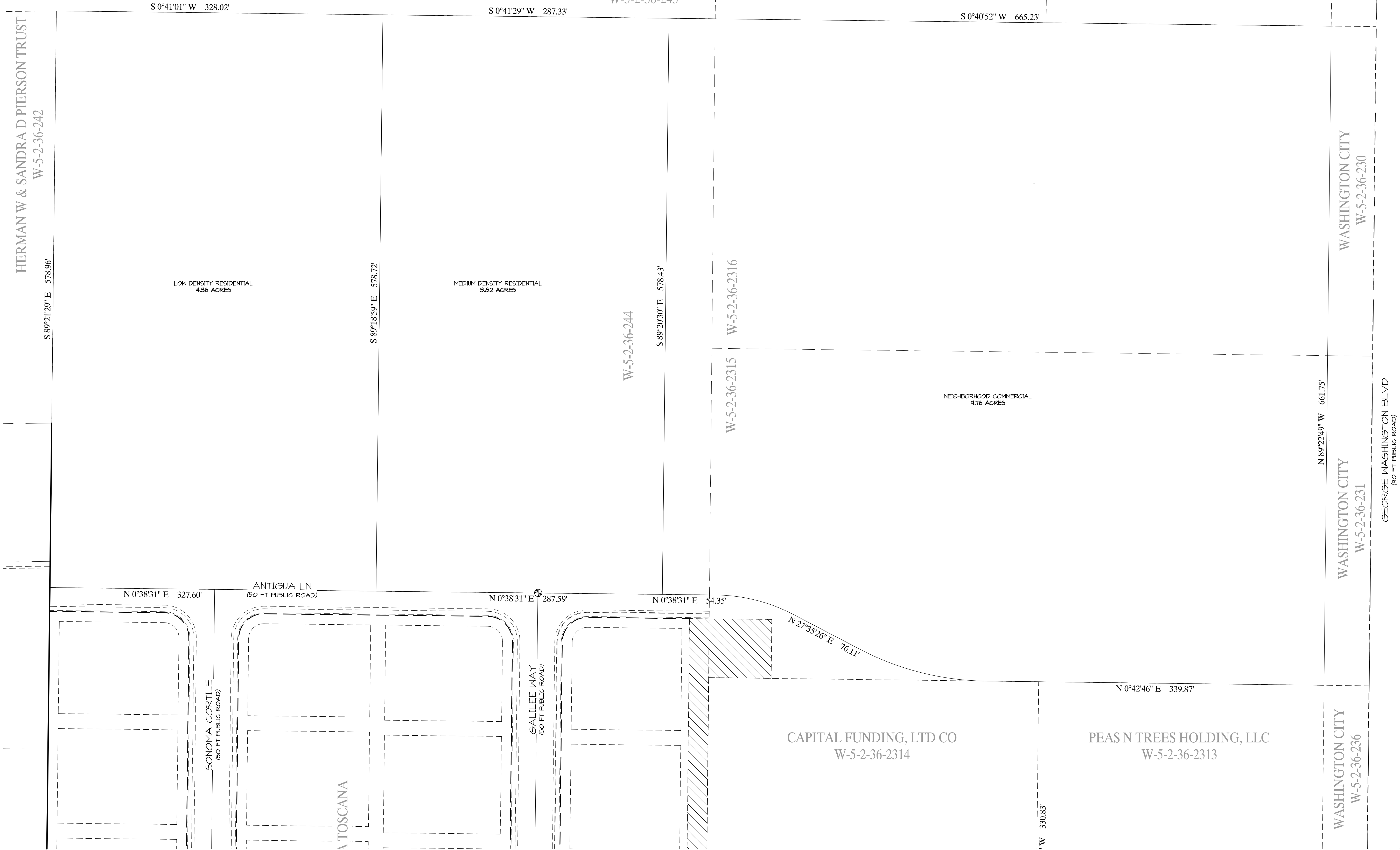
Proposed 3.82 acres MD

Existing LD

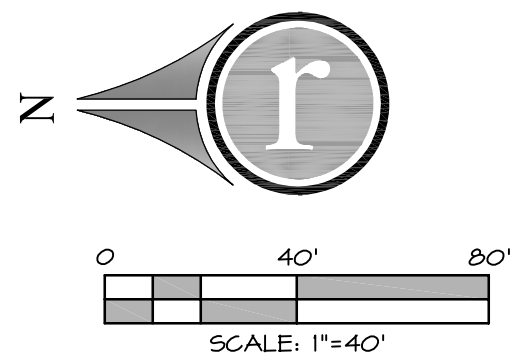
Proposed 9.76 ac
NCOM



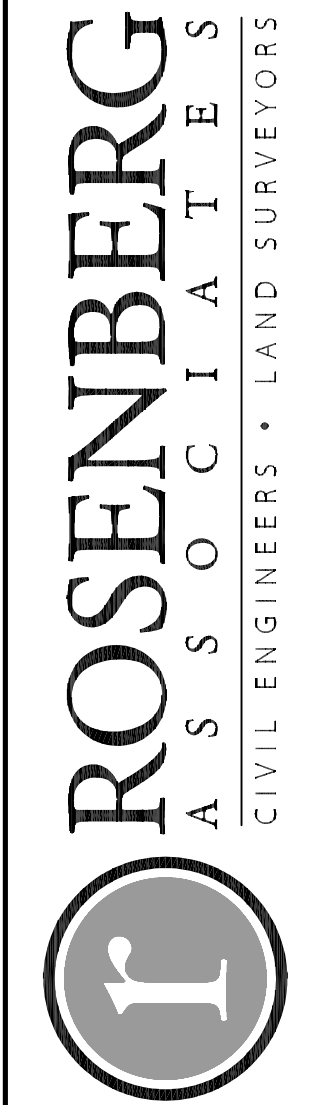
VICINITY MAP
NO SCALE



GENERAL PLAN AMENDMENT
EXPAND THE NEIGHBORHOOD COMMERCIAL TO 9.16 ACRES.
CONVERT VERY LOW DENSITY RESIDENTIAL (VLD) AND LOW DENSITY RESIDENTIAL (LD) TO 4.36 ACRES LOW DENSITY RESIDENTIAL (LD) AND 3.82 ACRES MEDIUM DENSITY RESIDENTIAL (MD).



DATE:	1/4/2026
JOB NO.:	4462-25-003
DESIGNED BY:	JLM
CHECKED BY:	JSS
DWG:	Comm Exhibit
DATE:	
REVISIONS:	



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General Plan Amendment
FOR
Seville Estates Commercial
Washington Fields
Washington County, Utah

