

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	February 18, 2026
ACTION REQUESTED:	G-25-07, A request to amend the General Plan Land Use Map from VLD to LD / MD, LD to CCOM and NCOM to CCOM 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 5.38 acres of NCOM to CCOM
- Change approx 4.38 acres of LD to CCOM for a total of 9.76 acres of CCOM

- Change approx 1.43 acres of LD to MD and 2.39 acres of VLD to MD for total of 3.82 acres
- 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.
- CCOM is considered medium-scale commercial intended to provide day-to-day commodities for surrounding residential uses and allows the AP, C-1 and C-2 zoning designations.

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

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 CCOM. Furthermore, Antigua Ln will help transition between the existing residential and commercial use.

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

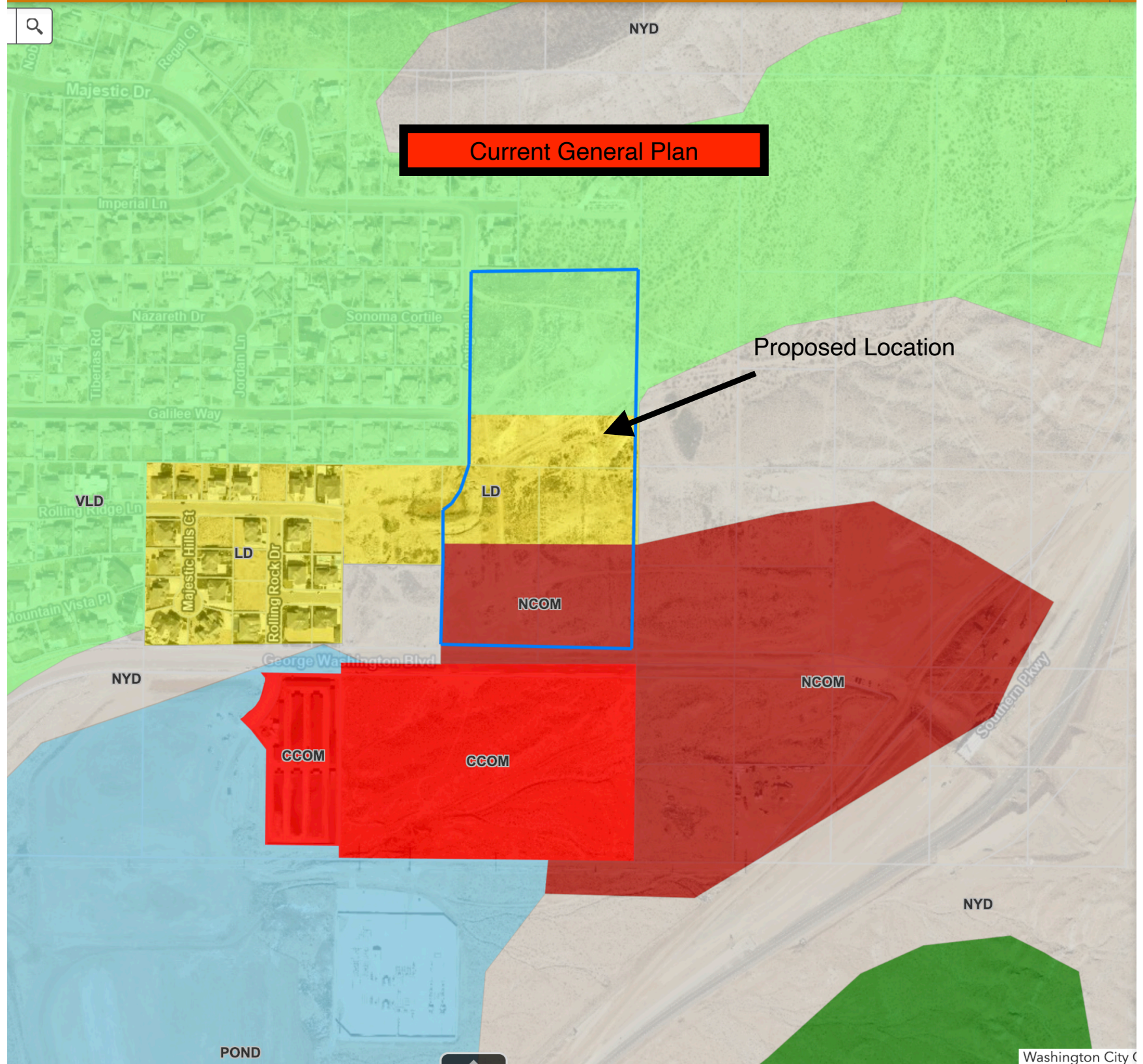
The purpose of this General Plan amendment is to change existing commercial and low density to commercial, low density and medium density. The proposed parcels will consist of 4.26 acres of low density, the medium density parcel will be 3.82 acres, and the commercial will be 9.76 acres. This amendment 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.



PROJECT FLOW CARD: G-25-07 - Seville General Plan Amendment
Approx. 1475 E George Washington Blvd.

Planning	The proposal is expanding the commercial footprint approximately 4.38 acres and asking to change from Neighborhood Commercial (AP and C-1 uses) to Community Commercial (AP, C1 and C-2 uses). The proposal provides a thoughtful transition from the existing VLD and LD residential uses	
Public Works	Reviewed. Corrections made as requested.	
Engineer	Reviewed no concerns from an engineering standpoint for this general plan amendment	
Parks/Trails	Reviewed, no concerns	
Dixie Power	Reviewed, no concerns	
Economic Dev	Reviewed. This General Plan amendment is supported. The balanced mix of commercial, low-, and medium-density residential uses strengthens the George Washington Boulevard corridor near the SR-7 interchange. Added residential density supports viable commercial services, provides workforce housing, and creates a thoughtful transition from low-density neighborhoods to future commercial activity, advancing the City's long-term economic development objectives. RLH	





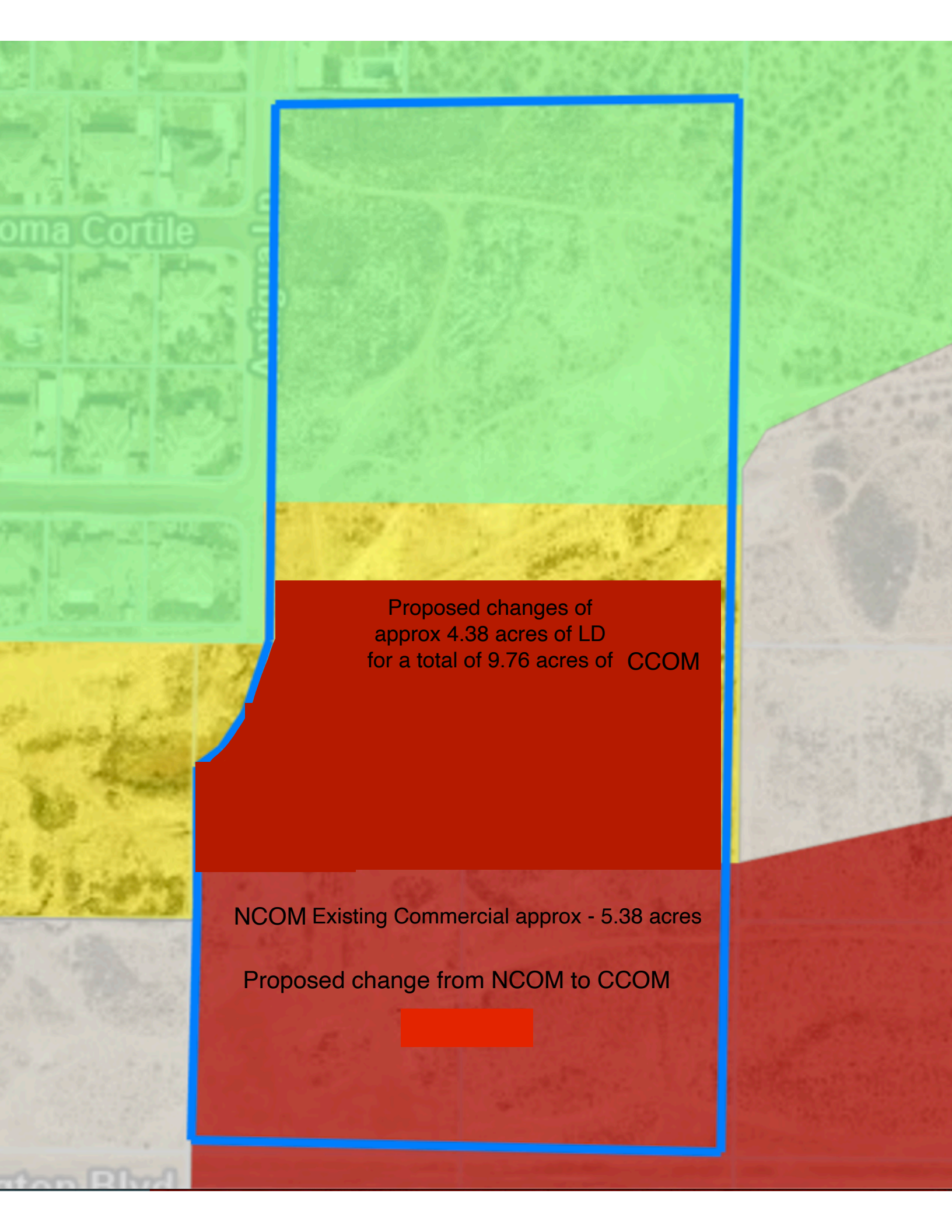
Current General Plan

Proposed Location



POND

Washington City C



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Antigua In

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

NCOM Existing Commercial approx - 5.38 acres

Proposed change from NCOM to CCOM



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 MD

LD

Proposed CCOM

Proposed CCOM

NCOM

Proposed changes of
approximately 4.36
acres of VLD to LD

Proposed MD

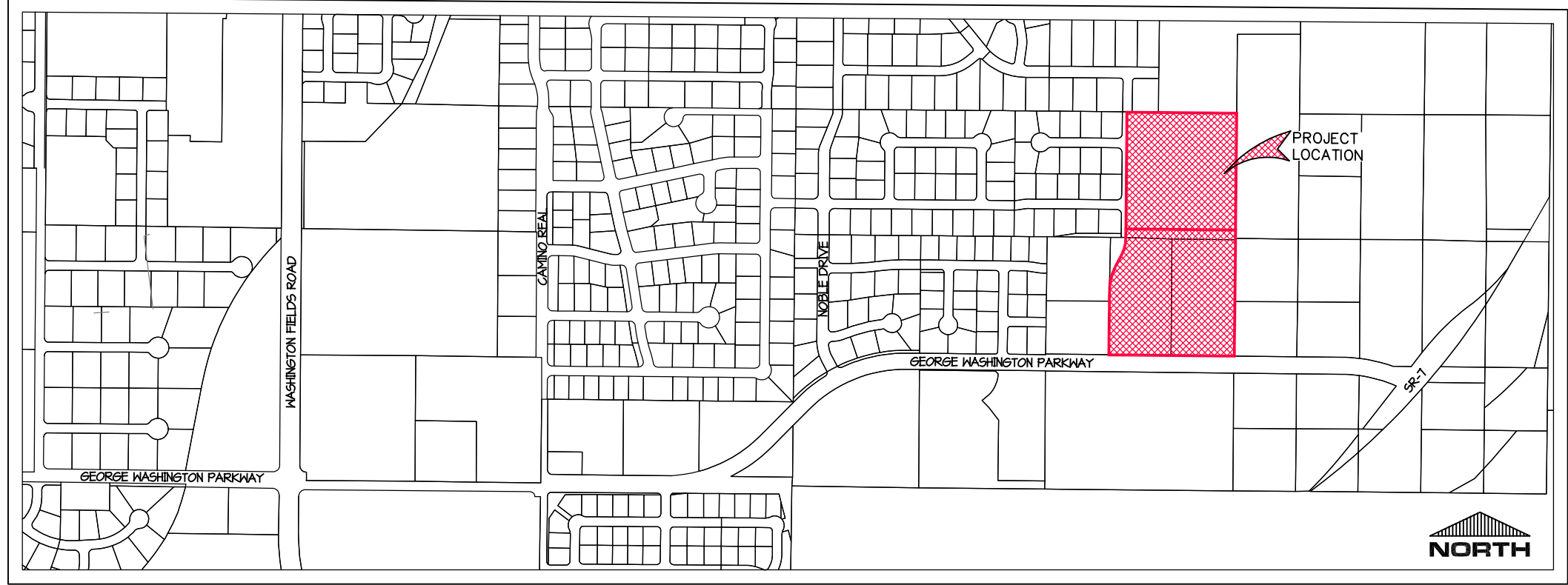
LD

Proposed CCOM

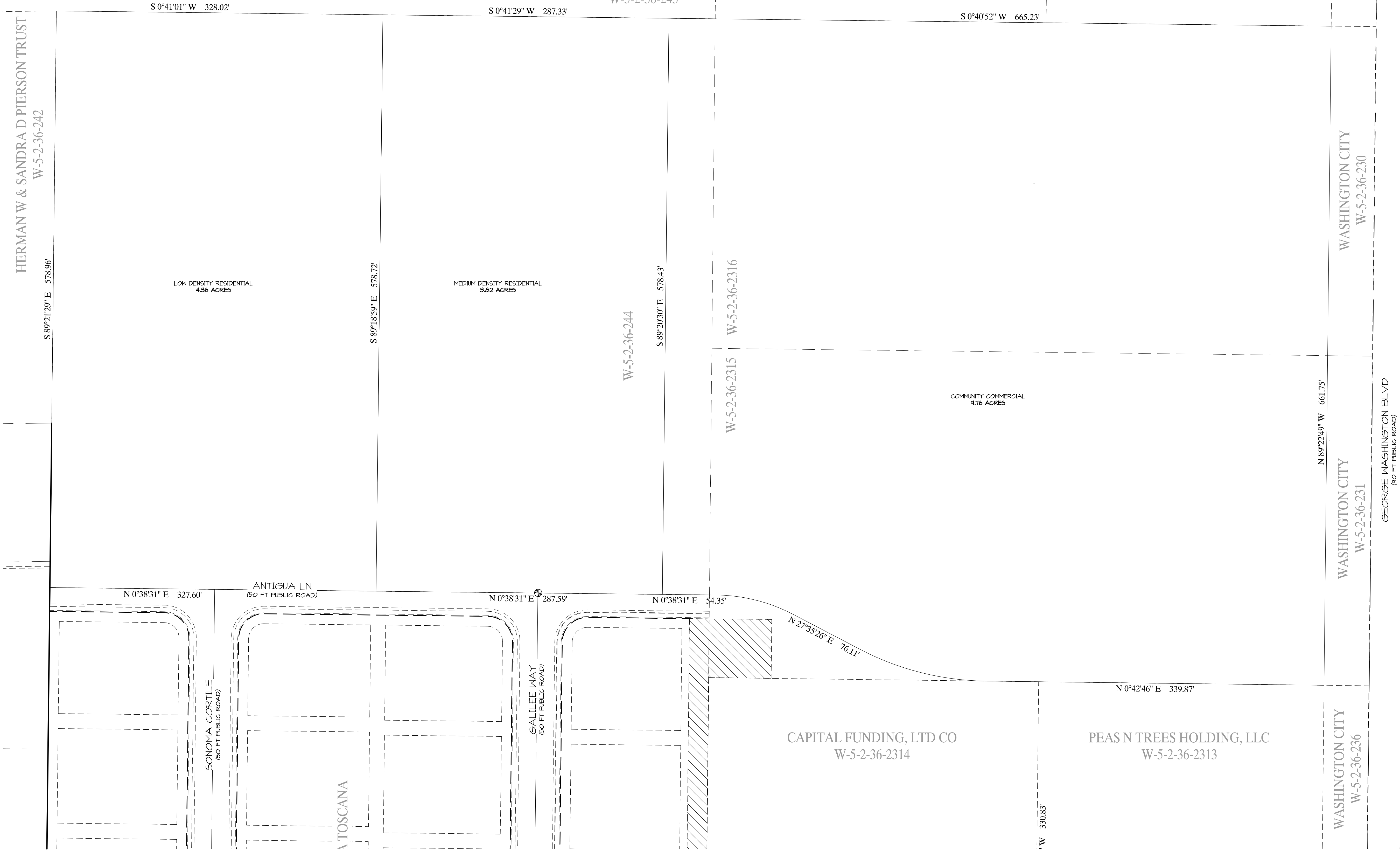
Proposed CCOM

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:	1/9/2026
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

LICENSED PROFESSIONAL ENGINEER
No. 7882928
JASON S. SMITH
3/09/2022
STATE OF UTAH