Project #16-018
City Block Rezone
Located at Main Street/2nd North to 3rd North

REPORT SUMMARY...

Project Name:	City Block Rezone
Proponent/Owner:	Logan City
Project Address:	Main Street between 2nd North and 3rd North
Request:	Rezone to Town Center (TC)
Current Zoning:	Public
Date of Hearing:	April 14, 2016
Type of Action:	Quasi-Judicial
Submitted By:	Mike DeSimone, Director

RECOMMENDATION

Staff recommends that the Planning Commission recommend **Approval** to the Municipal Council for a Rezone of approximately four (4) acres of City owned property located along Main Street between 2nd North and 3rd North from Public (PUB) to Town Center (TC).

Request

Logan City is proposing to rezone approximately four (4) acres from Public (PUB) to Town Center (TC) along the front or eastern half of the City block. The purpose is to develop this area commercially.

The request involves the following properties: TIN# 06-016-0001, 0002, 0004, 0019, 0020, 0021, 0022, 0023, 0024, 0025 & 0027.

Background

The Logan City Block located between Main Street and First West, and 2nd North & 3rd North, is the site of Logan City Hall, the Logan City Library, and the U.S. Post Office. With the exception of the Post Office property, all of the property on this block is owned by Logan City. Logan City acquired these properties over the past 10 – 15 years in order to help clean up downtown and eventually stimulate new development. The intent of this rezone is to allow for the eventual redevelopment of the 4 acres fronting Main Street, starting with the Southeast corner and moving north. The existing Library is proposed to be demolished and replaced elsewhere.

The Town Center zone is consistent with the surrounding zoning and would permit a wide range of commercial activities.

General Plan

The Future Land Use Plan (FLUP) contained in the Logan General Plan designates the property as Town Center (TC). The intent of the Town Center (TC) designation is to "maintain the downtown as the central hub for both Logan and Cache Valley..." The Plan also states that "the Town Center will have a mix of retail, office, residential, and civic uses..." Regarding new construction, the Plan recommends that "new buildings will be more than one story, constructed of traditional building materials, and will be designed to be architecturally complementary to the existing downtown historic structures. New...projects that provide the greatest mix of complementary uses for the downtown will be given the highest priority in allocating community resources." The rezone anticipates a mixture of new development types on this site.

PUBLIC COMMENTS

As of the time the staff report was prepared, no comments have been received.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments.

RECOMMENDED FINDINGS FOR APPROVAL

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

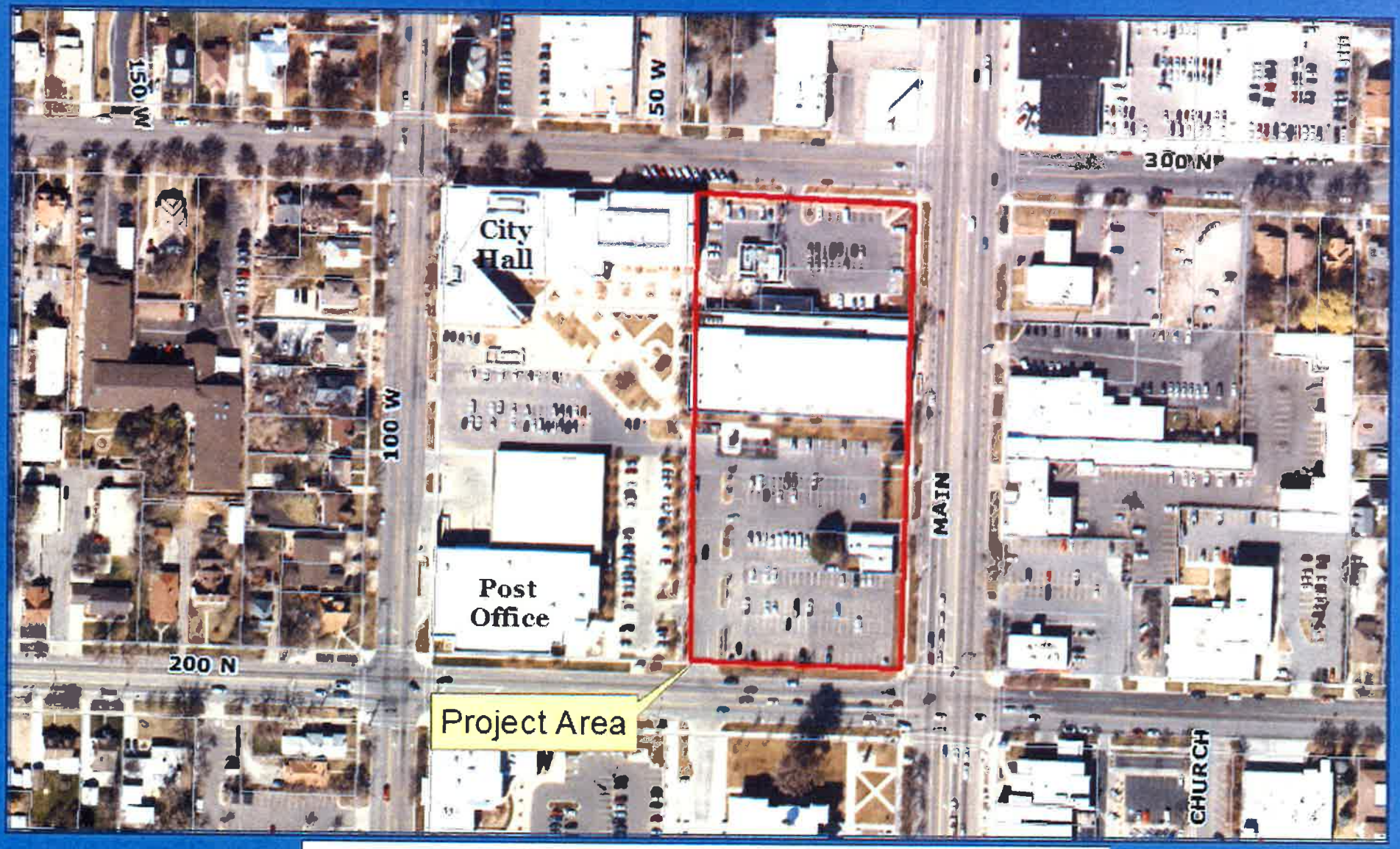
1. The location of the subject property is compatible with the purpose of the Town Center Zone in that the Future Land Use Plan designates it as Town Center.
2. The subject property is suitable as a location for uses within the Town Center district.
3. The infrastructure providing access and utility services to the subject property have adequate capacities or a suitable level of service for the permitted uses within the zoning district.
4. The subject property, when used for the allowed uses in the Town Center district, will not be incompatible with adjoining land uses or the purpose of the adjoining districts.
5. The proposal meets the intent and recommendations of the General Plan with the zone change to Town Center (TC).

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.

LOGAN CITY UNITED IN SERVICE

Logan City Block Re-zone

200 North Main Street



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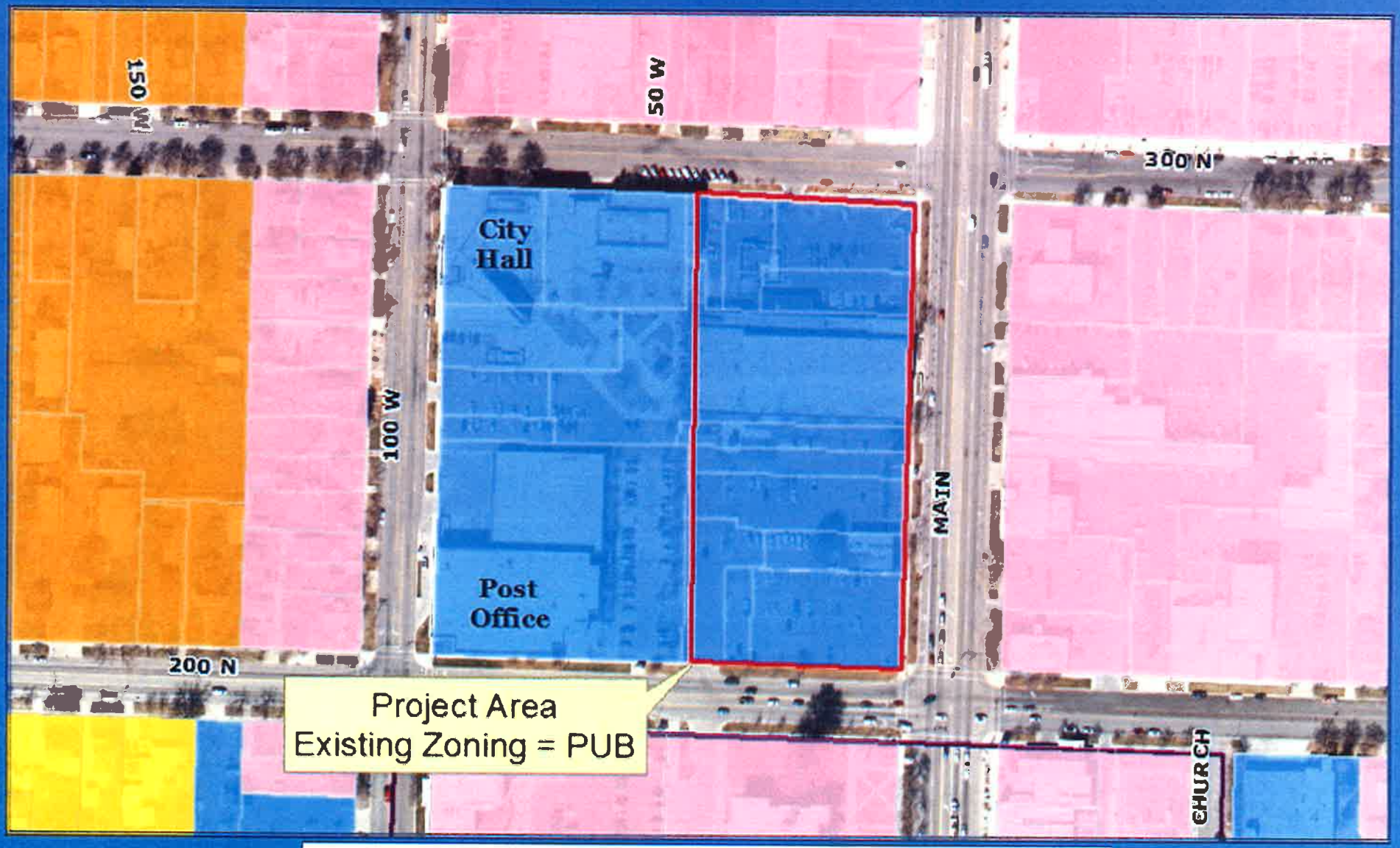

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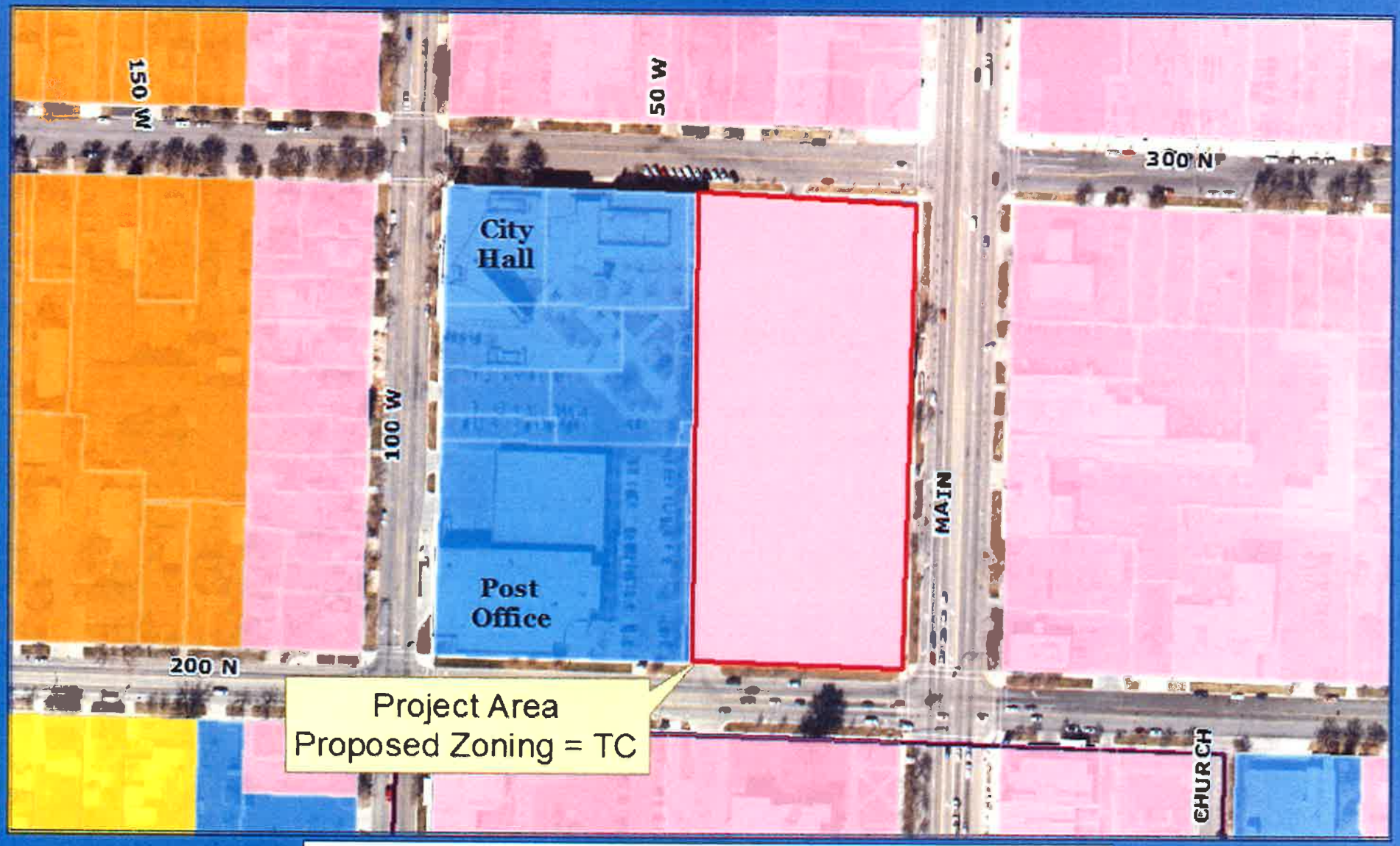

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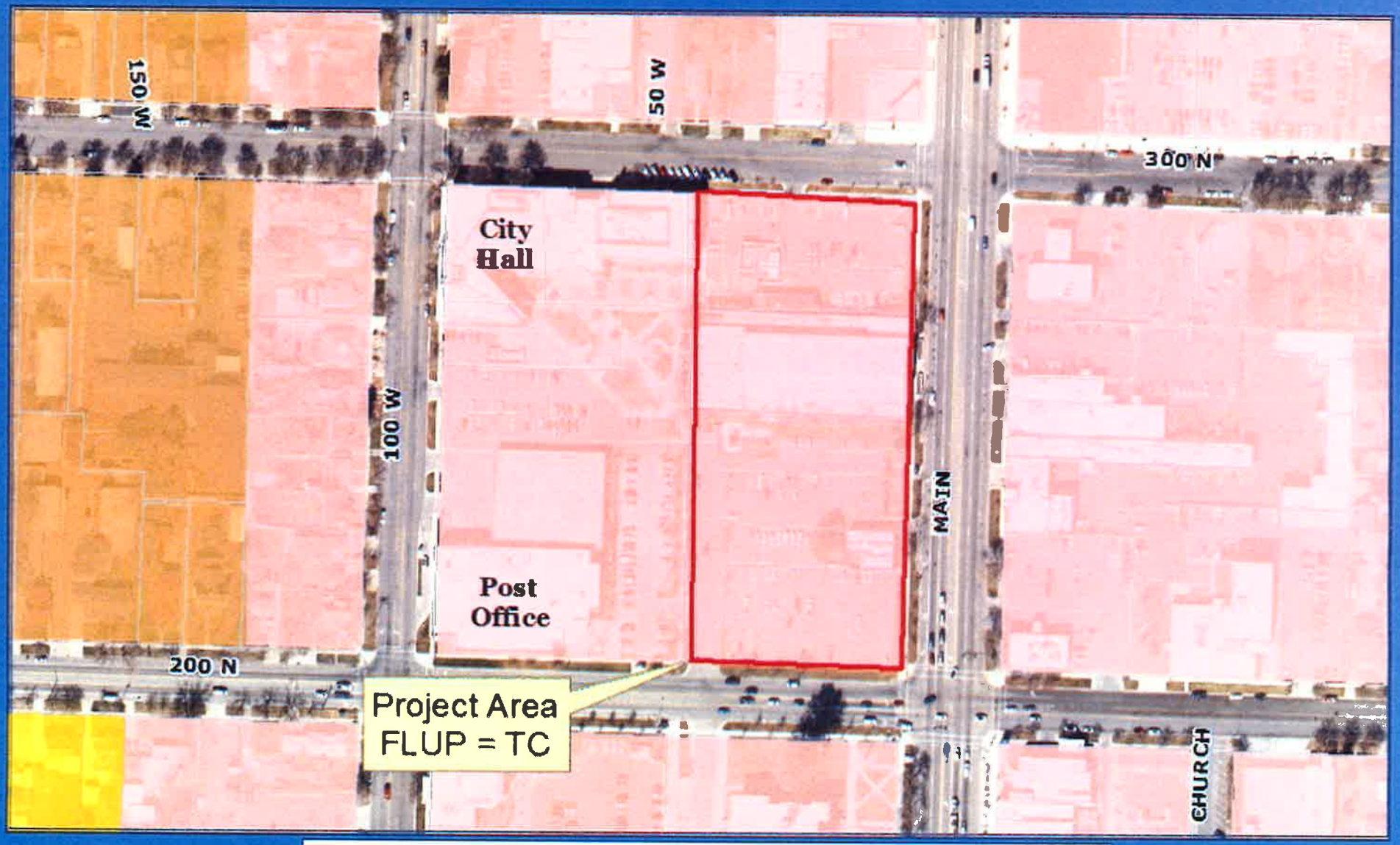

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