



MEMORANDUM TO PLANNING COMMISSION

DATE: July 6, 2016
FROM: Russ Holley, Senior Planner
SUBJECT: Bridger Neighborhood Downzone

It is the intent of Staff that this project be placed on the Planning Commission project docket and continued every six months for the purposed of having a pending ordinance in place for these properties in case a different project is submitted with a higher density or intensity that differs from what was agreed upon with the approved up-zoning associated with these two areas. When the Jed Willets project either submits a final plat or the project expires on May 17th 2017, it is the intent of staff to send this Bridger Neighborhood Downzone proposal to the City Council for a rezone vote.



**Project #16-029
Bridger Neighborhood Downzone
Located at 1650 N. 400 W. & 1354 N. 200 W.**

REPORT SUMMARY...

Project Name: Bridger Neighborhood Downzone
Proponent/Owner: Logan City / Jed Willets & Mountainland Developers LLC
Project Address: 1650 N. 400 W. & 1354 N. 200 W.
Request: Rezone from MR-20 to MR-12
Current Zoning: MR-20
Date of Hearing: July 14, 2016
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 from MR-20 to MR-12, Bridger Neighborhood Downzone, for the properties located at 1650 N. 400 W. & 1354 N. 200 W.; TIN #04-081-0014, 04-081-0032 & 05-041-0056.

Request

The request is to rezone two areas in the Bridger Neighborhood to MR-12, for the purposes of having a uniform multi-family zoning pattern in the neighborhood. Both of these areas have had unique circumstances that required up-zoning to MR-20 to either finish an existing partially built project or to remedy an illegal prior subdivision.

Zoning History

The City of Logan adopted Zoning regulation in August of 1950. The zoning history of the area is the following:

05-041-0056

Year	Zone	Use Permitted
1983	R-4	Multi-Dwelling Units - 6,000 SF min base plus 1000 SF per additional units
2000	MFH	Multi-Family Residential Uses up to 14 units per acre
2011	MRM	Mixed Residential Medium - 11 units per acre
2013	MR-12	Mixed Residential – 12 units per acre
2016	MR-20	Mixed Residential – 20 units per acre

04-081-0014 & 04-081-0032

Year	Zone	Use Permitted
1983	AG	Agricultural Uses
2000	MFH	Multi-Family Residential Uses up to 14 units per acre
2011	MRM	Mixed Residential Medium - 11 units per acre
2012	MRH	Mixed Residential – 20 units per acre
2013	MR-20	Mixed Residential – 20 units per acre

General Plan

The Future Land Use Plan (FLUP) adopted in 2008 identifies these properties as Mixed Residential (MR). General Plan section 3.3 describes the MR designation as providing a range

of housing options that includes townhouses and apartments with a density range of 15-30 dwelling units per acre.

Land Development Code (LDC)

The Land Development Code (LDC) has four different MR zoning designations (MR-9, MR-12, MR-20, and MR-30) that range in densities, heights, setbacks and structure types. The existing zone of MR-20 allows 20 units per acre, 10 foot front yard setbacks, 45 foot tall buildings and a lot coverage maximum of 60%. The proposed zone of MR-12 allows 12 units per acre, 10 foot front yard setbacks, 35 foot tall buildings and a lot coverage maximum of 40%.

Although the General Plan FLUP does not specify which MR zone is appropriate for these areas, over the past several years the Logan City Municipal Council has indicated that the Bridger Neighborhood has had a disproportionate amount of multi-family housing development and that the lower MR designation (MR-12) will limit density and bring a better housing balance to the overall neighborhood.

Summary & Recommendation

This downzone will bring uniform zoning and development patterns to the Bridger Neighborhood. That, coupled with newer single family zoning will help to bring additional, much needed, lower density and larger housing options likely resulting in less transient living situations. Staff is unaware of any additional halfway constructed or illegally subdivided areas that would require future up-zoning to resolve.

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 MR-12 zoning district will create a uniform neighborhood zoning pattern for limited predictable future growth in multi-family areas.
2. The Future Land Use Plan designates these as areas of MR without specifically indicating which MR zoning district is appropriate.
3. Based on the history of the neighborhood and given its struggles with high rates of transiency, the reduced density will likely help to mitigate this neighborhood struggle.

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.