



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: August 2, 2016
FROM: Mike DeSimone, Director
SUBJECT: South Gateway Overlay District
Ordinance 16-027 (Rezone); Ordinance 16-028 (FLUP); Ordinance 16-029 (Code Amendment)

Summary of Planning Commission Proceedings

Project Name: South Gateway Overlay District
Request: Rezone, FLUP Amendment, Code Amendment
Project Address: SR 89/91 (South Corridor Gateway)
Recommendation of the Planning Commission: Approval

On July 14, 2016, the Planning Commission recommended that the Municipal Council **approve** the following:

- (1) **Amend** the Future Land Use Plan Map changing the identified parcels from Gateway (GW), Resource Conservation Area (RCA), and Rural Reserve Area (RRA) to Industrial (I), Commercial (C), and Recreation (REC);
- (2) **Rezone** the identified parcels from Gateway (GW) to Industrial (I), Commercial (C), and Recreation (REC); and
- (3) **Amend** the Land Development Code Section 17.28 creating the South Gateway Overlay Zone.

Planning Commissioners vote (6 - 0):

Motion for Recommendation: T. Nielson

Second: D. Newman

Yea: A. Davis, T. Nielson, E. Ortiz, R. Price, D. Newman, D. Butterfield Nay: Abstain:

Attachments:

Staff Report (PC)

Ordinance 16-027 (Rezone)

Ordinance 16-028 (FLUP)

Ordinance 16-029 (Code Amendment)

PC Meeting Minutes



**Project #16-033
South Gateway Overlay District
Code Amendment, Rezone and
Future Land Use Plan Map Amendment**

REPORT SUMMARY...

<i>Project Name:</i>	South Gateway Overlay District
<i>Proponent/Owner:</i>	Community Development Department
<i>Project Address:</i>	Citywide
<i>Request:</i>	Code Amendment, FLUP Amendment, Rezone
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	July 14, 2016
<i>Submitted By:</i>	Mike DeSimone, Director

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for the following:

- (1) **Amend** the Future Land Use Plan Map changing the identified parcels from Gateway (GW), Resource Conservation Area (RCA), and Rural Reserve Area (RRA) to Industrial (I), Commercial (C), and Recreation (REC);
- (2) **Rezone** the identified parcels from Gateway (GW) to Industrial (I), Commercial (C), and Recreation (REC); and
- (3) **Amend** the Land Development Code Section 17.28 creating the South Gateway Overlay Zone.

REQUEST

This proposal is to amend the Future Land Use Plan (FLUP) designations on 70 parcels of property from Gateway or Rural Reserve to either Industrial, Commercial, or Recreation, rezone the same parcels from Gateway to either Industrial, Commercial, or Recreation, and amend the Land Development Code to create a South Gateway Overlay Zone to replace the Gateway Zone along Highway 89/91. The South Gateway Overlay Zone would originate at the Union Pacific Railroad right-of-way (east of Park/1700 S intersection) southwest along SR 89/91 to the 2200 South/SR 89/91 intersection, and would extend 300' from either side of the highway. The proposed FLUP and Zone changes also include Trapper Park which was recently annexed into Logan City.

BACKGROUND

The purpose of this request is to move away from a broad "zone" based approach and instead move towards a performance or design based approach unique to each specific gateway. One of the challenges with the current Gateway zone is that the range of uses are very limited, and because the current Gateway zone extends several thousands of feet away from the highway, there is a negative impact on properties that have no bearing on the features and/or functions of the actual gateway. The proposed method provides better standards within those specific areas that are deemed important to the gateway while allowing properties further away from the corridor to develop within the parameters of a more appropriate zone.

The West Gateway Overlay Zone (Ordinance # 13-080) was adopted by the City on November 12, 2013. The Planning Commission reviewed and approved a proposal for the South Gateway

Overlay Zone on September 26, 2013; however, it stalled with the Municipal Council as we were directed to work with Nibley City on implementing the South Corridor Plan. These discussions have been slow with minimal progress. The proposal currently before the Planning Commission scales back the original South Gateway Overlay Zone by excluding those parcels south of 2200nd South until we can reach an agreement with Nibley City on the South Corridor Plan and potentially on adjusting our mutual jurisdictional boundary.

According to Section 17.16.030.E, the purpose of the Gateway concept is to develop aesthetically pleasing, high quality, and economically functional highway entrances to the City. According to the Land Development Code, corporate campuses, recreational uses and open space will be the primary uses found in most Gateways. Gateway development and design standards are intended to accomplish the following:

1. Attractive buildings with large setbacks from primary roadways, highlighted by gracious landscapes or natural areas.
2. Preservation of open spaces and vistas in order to reinforce the picturesque setting of Cache Valley.
3. Preservation and restoration of natural areas.
4. High quality site and building designs that convey Logan's identity as "a place you want to call home".
5. Multiple transportation options including safe and efficient circulation for pedestrians, bicyclists, trucks, transit, and other motor vehicles in a well planned network of primary and secondary roadways and multi-use (pedestrian and bicycle) paths.

The South Gateway Overlay Zone adheres to these principles by implementing current design standards, requiring enhanced setbacks, requiring landscaping and screening, and by limiting the range of uses that could be placed within the overlay area. The distinction is that the proposed overlay zone applies to the most critical area of the gateway, the area adjacent to the roadway, rather than properties 1000's of feet away from the highway.

The South Gateway is probably the most heavily traveled gateway into Logan City and is currently home to a variety of different uses, some of which are highway related commercial uses. The South Gateway is located within the South Corridor Development Plan adopted by the City in 2013, and which is a long term plan to move new development away from the highway, consolidate commercial uses in commercial nodes around the major intersections, manage highway access from individual properties, and facilitate the flow of through traffic while protecting the significant views within the corridor. The South Gateway concept is consistent with the South Corridor Development Plan as it intensively zones the lands around the 10th West/SR 89/91 intersection, a commercial node identified in the South Corridor Plan, and includes greater setbacks, limits certain uses from locating along this roadway, and works to control individual access onto the highway.

The properties considered for rezone from Gateway to other zones are also located around the 10th West/SR 89/91 and the Park Avenue/SR 89/91 intersections. These areas have been historically zoned either commercial or industrial and have been partially developed as such. With the application of enhanced setbacks, screening and landscaping requirement, the range of uses listed for each zone are appropriate for the targeted areas.

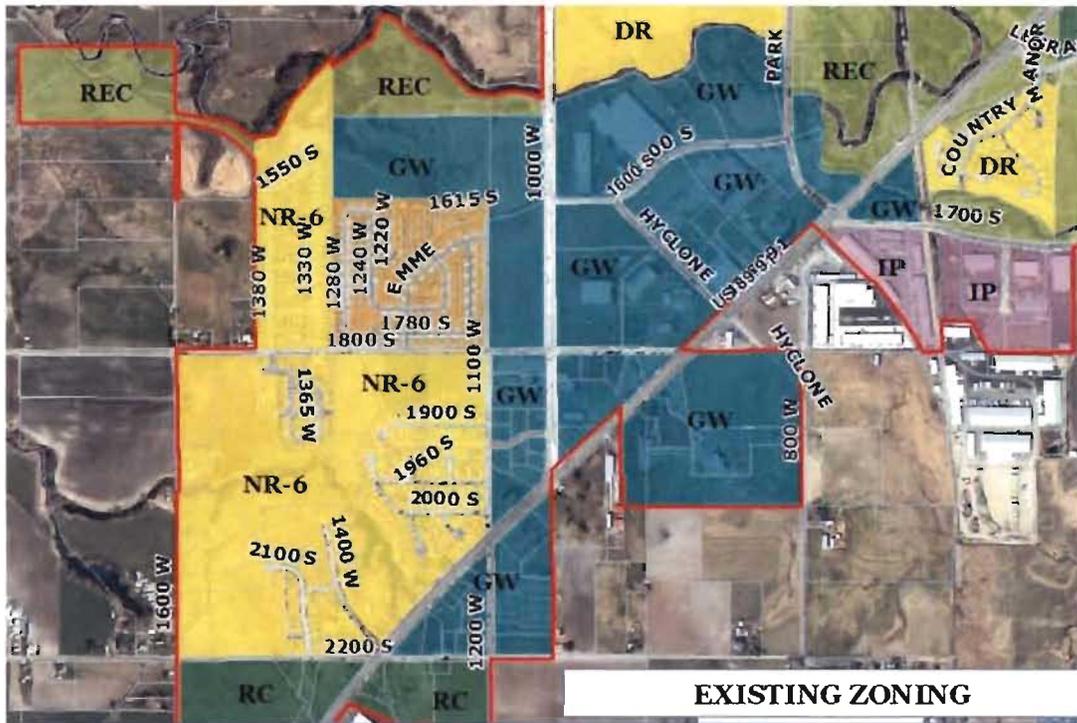
FUTURE LAND USE PLAN MAP AMENDMENT

This proposal is to amend the Future Land Use Plan (FLUP) designations on 70 parcels of property from Gateway or Rural Reserve to either Industrial, Commercial, or Recreation (See Existing FLUP map and proposed FLUP map below).

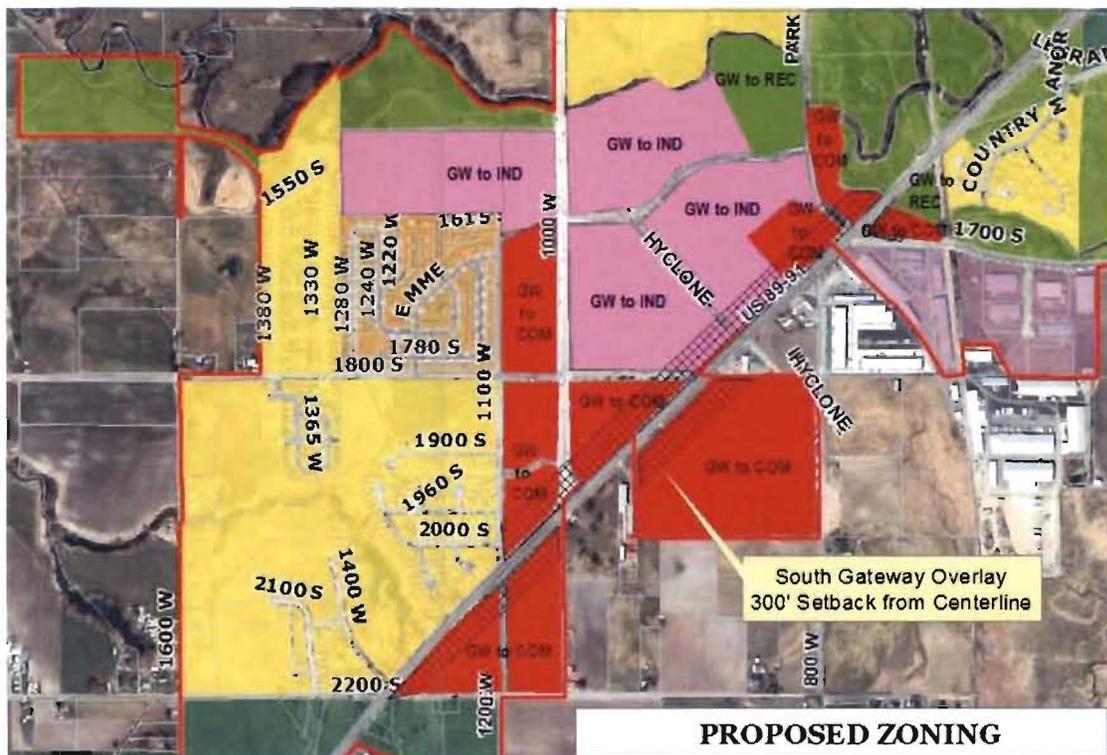
REZONE

This proposal would rezone 70 parcels from Gateway to either Industrial, Commercial, or Recreation (See existing and proposed Zoning maps below).

Existing Zoning



Proposed Zoning



CODE AMENDMENT

The proposed code amendment language in Section 17.28 defines the overlay zone's boundary, the general site design and development standards, and the range of permitted and/or prohibited uses. The Planning Commission will need to evaluate the range of permitted uses in each of the zones to determine whether the uses are appropriate within the gateway.

GENERAL PLAN

The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. The proposed amendment to change from a broad based gateway to an overlay approach helps provide a better approach to managing land uses and site design at a level specific enough for each unique gateway. The change in land use designations, when evaluated in conjunction with the modified zoning and the application of the South Gateway Overlay Zone, is consistent with the guiding principles expressed in Section 3.8 of the General Plan. The proposed map amendments, rezones, and code amendments are consistent with the General Plan.

STAFF RECOMMENDATION AND SUMMARY

Staff finds that the proposed amendments will enable Logan City and landowners within the gateway corridors to explore a wider range of different land uses with more of a focus on site design, building form and building design rather than limiting the range of uses to a point where very little is permitted. Staff would recommend that the Planning Commission forward a recommendation of approval to the Council for their consideration.

PUBLIC COMMENTS

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

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on June 23, 2016, posted on the City's website and the Utah Public Meeting website on July 7, 2016, and noticed in a quarter page ad on June 26, 2016.

AGENCY AND CITY DEPARTMENT COMMENTS

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

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The Code Amendment is done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendment establishes a new Gateway Overlay Zone for the south gateway.
4. The proposed Code Amendment will enable Logan City and landowners within the southern gateway to focus on specific site design and building form/design considerations as a means to enhance the gateway experience; rather than utilize use as the primary criteria to enhance the gateway.
5. The provisions of this Gateway Overlay Zone do not alter the permitted or prohibited uses of the underlying base zone unless specifically identified in the proposed LDC text.
6. The provision of a Gateway Overlay Zone is consistent with the overall goals and objectives of the Logan General Plan as it seeks to provide a mechanism for protecting and enhancing the City's five gateway areas.

7. The provision of this specific Gateway Overlay Zone is consistent with the South Corridor Development Plan.
8. No public comment has been received regarding the proposed hospital overlay zone.
9. The proposed map amendments and rezone request includes the Trapper Park property which was recently annexed into Logan City without an underlying land use designation or zoning designation.

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.

17.17: District and Corridor Zones Uses

Table 17.17.030: Allowed Uses in District and Corridor Zones

Land Use	Districts & Corridors							
	TC	COM	MU	CC	GW	CS	IP	AP
Residential Uses								
Assisted Living Center	C	C	C	C	N	N	N	N
Nursing Home, Convalescent Home	C	C	C	C	N	N	N	N
Caregiver, Certified NA or CA	P	P	P	P	N	N	N	N
Group Home where care, training, or treatment IS provided on-site.	C	C	C	C	N	N	N	N
Group Home where care, training, or treatment IS NOT provided on-site.	N	N	N	N	N	N	N	N
Dormitories, Fraternities, Sororities	C	C	C	N	N	N	N	N
Residential occupancy of a dwelling unit by a family, or no more than three unrelated individuals. *One caretaker or security guard may be permitted to live on-site as an accessory use with a Conditional Use Permit.	P ¹	P ¹	P ¹	P ¹	N	N*	N*	N
Public/Institutional Uses								
Colleges, University or Technical College	C	C	C	N	C	N	C	C
Trade, vocational, or commercial schools	C	C	C	N	C	N	C	C
Uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community	C	P	P	C	P	C	C	C
Family Day Care/Preschool (1-8 Clients) Family Group Day Care/Preschool (9-16 Clients)	P	P	P	P	N	N	N	N
Commercial Day Care (17 or more clients)	C	C	C	C	C	C	N	N
Hospitals	N	P	P	N	P	N	N	N
Parks and Open Space	P	P	P	C	P	P	P	P
Religious Institutions	C	C	C	C	C	C	N	N
Clubs, Lodges, similar uses	C	C	C	C	C	N	N	N
Libraries, Museums, Community Centers	C	C	C	C	C	N	N	N
Public Safety Services	C	P	P	C	P	P	P	P
Public School (K-12)	State law supersedes local zoning regulations.							
Private Schools (K-12)	C	C	C	C	C	N	N	N
Utility Uses								
Wireless Telecommunication Facilities	P	P	P	N	P	P	P	P
Radio, television, or microwave towers	C	C	C	N	C	C	C	C
Amateur radio towers	C	C	C	N	C	C	C	C
Utilities, basic service delivery and laterals	P	P	P	P	P	P	P	P
Utilities, distribution network	N	N	N	N	N	N	N	N
Utilities, structures, physical facilities (Regional Facilities)	C	P	C	C	P	P	P	P
Municipal water well, reservoir, or storage tank	C	C	C	N	C	C	C	C
Commercial Uses								
Entertainment Event (Major)	C	C	C	N	C	C	C	C
Office – General business, government, professional, medical, or financial	P	P	P	C	P	P	C	C
Bank, savings and loans, or credit union	P	P	P	C	N	P	N	N
Clinic, medical, dental, or optical	P	P	C	C	P	P	C	C

17.17: District and Corridor Zones Uses

Land Use	Districts & Corridors							
	TC	COM	MU	CC	GW	CS	IP	AP
Laboratory, scientific or research	P	P	C	N	P	P	P	P
Wholesale office	N	P	P	N	N	P	C	C
Bed and breakfast	P	P	P	C	N	P	N	N
Hotel, Motel	P	P	P	N	N	P	P	P
Commercial Parking	C	P	C	N	N	C	P	P
Recreational vehicle and vehicle storage parking	N	C	N	N	N	C	P	P
Truck storage, outdoor	N	C	N	N	N	P	P	P
Recreation and Entertainment (Outdoor Facility)	N	P	N	N	N	N	P	N
Golf course	N	N	N	N	P	N	N	C
RV Parks short term occupancy (less than 30 calendar days)	N	N	N	N	N	C	C	N
RV Parks long term occupancy (more than 30 calendar days)	N	N	N	N	N	C	C	N
Non-vehicle camping (tents) in RV Park	N	N	N	N	N	C	C	N
Tent Campground	N	N	N	N	N	C	C	N
Miniature golf course and accessory recreation	N	P	N	N	N	N	P	N
Indoor Commercial Shooting Range	N	C	N	N	N	C	C	N
Sales and Service								
Firms involved in the sale, lease or rent of new or used products to the general public. These firms may also provide personal services or entertainment, or provide product repair or services for consumer and business goods	P	P	P	C	N	C	N	N
Sales and service, large, footprint greater than 100,000 sq. ft.	N	P	N	N	N	C	N	N
Adult oriented business	N	N	N	N	N	N	C	N
Amusement, commercial indoor	N	P	C	N	N	P	P	N
Animal clinic or pet hospital, No outdoor pens	N	P	C	C	N	P	N	N
Animal clinic or pet hospital, with outdoor pens	N	N	N	N	N	C	C	N
Antique or collectible shop	P	P	P	C	N	N	N	N
Art supply store	P	P	P	C	N	P	N	N
Barber or beauty shop	P	P	P	C	N	N	P	N
Bakery or confectionery shop, retail sales	P	P	P	C	N	P	P	N
Camera shop	P	P	P	C	N	N	N	N
Carpet, Retail	P	P	P	N	N	P	N	N
Carpet, Wholesale	N	N	N	N	N	P	P	N
Carwash	N	P	N	N	N	P	P	N
Clothing	P	P	P	C	N	N	N	N
Convenience Market (no gasoline)	P	P	P	C	N	P	P	P
Copy Center	P	P	P	C	P	P	P	P
Dairy products or ice cream	P	P	P	C	N	N	N	N
Dancehall or nightclub	P	P	P	N	N	N	N	N
Department or discount store	P	P	P	N	N	N	N	N
Drug store or pharmacy	P	P	P	C	N	N	N	N
Dry cleaner	P	P	P	C	N	P	P	N

17.17: District and Corridor Zones Uses

Land Use	Districts & Corridors							
	TC	COM	MU	CC	GW	CS	IP	AP
Florist shop	P	P	P	C	N	N	N	N
Furniture or appliance store	P	P	P	N	N	P	N	N
Garden shop, plant sales, nursery	P	P	P	C	N	P	N	N
Grocery store	P	P	P	C	N	N	N	N
Handicraft and art object sale	P	P	P	C	N	N	N	N
Hardware store	P	P	P	C	N	P	N	N
Hobby shop	P	P	P	C	N	P	N	N
Kennel	N	N	N	N	N	C	C	N
Laundromat	P	P	P	C	N	N	N	N
Locksmith or key shop	P	P	P	C	N	P	P	N
Maintenance or repair service for buildings	N	P	N	N	N	P	P	N
Medical supplies	N	P	N	N	N	P	P	N
Mortuary	N	P	N	N	N	P	N	N
Music store	P	P	P	C	N	N	N	N
Package liquor store	State law supersedes local zoning regulations							
Pawn shop	N	P	N	N	N	P	N	N
Paint Sales	P	P	P	N	N	P	N	N
Personal services such as milliner, tailor, etc.	P	P	P	C	N	N	N	N
Pet shop for small animals, bird, fish	P	P	P	C	N	N	N	N
Plumbing Shop	P	P	P	N	N	P	P	N
Provisioning and recreational sporting goods sales	P	P	P	C	N	N	N	N
Radio or television transmitting stations, commercial	N	P	N	N	C	P	P	N
Railroad or bus passenger station	P	P	P	N	P	P	P	P
Repair of appliances, TV, radios	N	P	N	N	N	P	P	N
Restaurant, Brew	P	N	N	N	N	N	N	N
Restaurant, Fast Food	P	P	P	C	P ¹	P	P	P
Restaurant, General	P	P	P	C	P ¹	P	P	P
Shoe, boot, or other leather goods sale and repair	P	P	P	C	N	P	P	N
Storage warehouse	N	N	N	N	C	P	P	N
Studio, health& fitness	P	P	P	C	N	P	P	N
Studio, photographer, artist, music, dance, and drama	P	P	P	C	N	P	N	N
Tavern	P	P	P	N	N	P	P	N
Tennis, swimming or other recreation, private indoor	N	P	N	N	N	P	P	N
Theaters	P	P	P	N	N	P	N	N
Trailer and mobile home sales	N	N	N	N	N	C	P	N
Vehicle parts sales, new or reconditioned	N	P	N	N	N	P	P	N
ATVs, Motorcycle, and Snowmobile sales and rental	N	N	N	N	N	C	P	C

¹ Must be accessory to the primary use and contained within the walls of the primary structure.

17.17: District and Corridor Zones Uses

Land Use	Districts & Corridors							
	TC	COM	MU	CC	GW	CS	IP	AP
Heavy truck sales, rental and service and equipment	N	N	N	N	N	C	P	C
Vehicle & equipment sales & rental	N	C	N	N	N	P	N	N
Welding or machine shop	N	P	N	N	N	P	P	P
Uses providing storage for the owner of the property	N	N	N	N	N	C	C	N
Commercial storage unit	N	N	N	N	N	N	C	N
Outdoor Storage	N	N	N	N	N	N	C	N
Vehicle Repair	N	N	N	N	N	P	P	N
Vehicle Service	N	P	N	N	N	P	P	N
Gasoline service station	N	P	N	N	N	P	P	N
Gasoline, petroleum products storage (home heating exempt) (See Uniform Fire Code Section 7902)	N	P	N	N	N	N	P	N
Electric fueling facilities for vehicles (not petroleum) in conjunction with a primary use	N	P	N	C	P	P	P	N
Truck Stop	N	N	N	N	N	P	P	N
Industrial Uses								
Firms engaged in the repair or servicing of business or consumer machinery, equipment, products or by-products	N	N	N	N	N	P	P	N
Industrial machinery storage (indoor), sales, repair	N	N	N	N	N	N	P	N
Contractor supply store	N	N	N	N	N	P	P	N
Contractor supply store with outdoor storage	N	N	N	N	N	C	C	N
Firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods	N	N	N	N	N	N	P	N
Light manufacturing	N	N	N	N	N	P	P	N
Warehouse, Freight Movement	N	N	N	N	N	N	P	P
Contractors storage yard of heavy equipment	N	N	N	N	N	N	C	N
Lumberyard	N	N	N	N	N	P	P	N
Storage of sand, gravel, earth or stone	N	N	N	N	N	N	P	N
Waste Related Uses	N	N	N	N	N	C	P	N
Enclosed Wrecking or Salvage Facilities	N	C	N	N	N	C	C	N
Open Wrecking or Salvage Facilities	N	N	N	N	N	N	N	N
Wholesale Sales and Service	N	N	N	N	N	P	P	N
Other Uses								
Agriculture	N	N	N	N	P	P	P	P
Air Passenger Terminals	N	N	N	N	N	N	N	P
Detention Facilities	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Residential Programs for Drug & Alcohol Treatment	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Alternative or Post Incarceration Facilities	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Mining or extraction of mineral or aggregate resources from the ground for off-site use	N	N	N	N	N	N	N	N
Railroad tracks and lines for the movement of trains	C	C	C	C	C	C	C	C

¹ Must be accessory to the primary use and contained within the walls of the primary structure.

² Indicates use may be allowed where State or Federal law preempts local zoning.