



**Project #16-046  
NR-4 Rezone  
Located in Hillcrest, Wilson & Woodruff**

**REPORT SUMMARY...**

*Project Name:* NR-4 Rezone  
*Proponent/Owner:* Community Dev. Dept. / Varies  
*Project Address:* Hillcrest, Wilson & Woodruff  
*Request:* Rezone from NR-6 to NR-4  
*Current Zoning:* NR-6  
*Date of Hearing:* Oct. 27, 2016  
*Type of Action:* Legislative  
*Submitted By:* Russ Holley, Senior Planner

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**RECOMMENDATION**

Staff recommends that the Planning Commission **recommend approval** to the Municipal Council for a rezone from NR-6 to NR-4, The NR-4 Rezone, for numerous properties located in the Hillcrest, Wilson and Woodruff neighborhoods.

**Request**

The request is to rezone over 700 acres in the Hillcrest, Wilson and Woodruff neighborhoods from the current zoning designation of Traditional Neighborhood Residential (NR-6) to Suburban Neighborhood Residential (NR-4).

**Existing Conditions**

These areas are typically developed in a manner that better reflect the NR-4 zoning regulations or are areas that have not been developed and the NR-4 zoning regulations would result in a more compatible development pattern.

**General Plan**

The Future Land Use Plan (FLUP) adopted in 2008, identifies these areas as Detached Residential (DR) and explains that designation as being detached single-family homes developed at a density range of 4-6 units per acre of land.

**Land Development Code (LDC)**

The Land Development Code §17.12-15 describes the Neighborhood Residential (NR) zones as being neighborhoods appropriate from single-family homes, schools, parks and religious institutions. The NR-6 zone allows homes to be built at a maximum of six (6) homes per acre of land with a minimum lot size of 6,000 SF. The NR-4 zone allows for homes to be built at a maximum of four (4) homes per acre of land and a minimum lot size of 10,000 SF. Other than the density differences, the two zoning districts are very similar in land uses allowed and overall development requirements.

**Summary**

Based on recent neighborhood planning and feedback efforts, staff has received numerous requests to change some the few remaining open parcels in these areas and to review the existing lower density neighborhoods and assign a zoning district that best reflects the existing densities.

## **PUBLIC COMMENTS**

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

## **AGENCY AND CITY DEPARTMENT COMMENTS**

No comments.

## **RECOMMENDED FINDINGS FOR APPROVAL**

The Planning Commission bases its decisions on the following findings:

1. The proposed re-zone is consistent with the existing neighborhood development pattern.
2. The proposed rezone is compatible with the General Plan and the FLUP designation of NR.
3. The proposed rezone will ensure new development is done in a more compatible manner to that of the surrounding neighborhoods.
4. The streets and infrastructure servicing these areas are sufficient in size and capacity to support NR-4 land uses.

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 is undertaking a rezone in three different parts of the City to change the current zoning from Neighborhood Residential (NR-6) to Neighborhood Residential (NR-4). The purpose of this rezone action is (1) to zone existing residential areas in Logan consistent with the appropriate residential zoning district, and (2) to ensure that new development on some of the larger vacant parcels of land are developed in a manner that is compatible with the surrounding neighborhoods.

The differences between the NR-6 and NR-4 revolve around maximum residential densities, minimum lot sizes, minimum street frontages, etc. NR-6 permits up to 6 dwelling units per acre on 6,000 square foot lots while NR-4 permits up to 4 dwelling units per acre on 10,000 square foot lots. Both permit the same types of uses, namely single family residential dwellings. The only distinction is that the NR-6 permits more density and more units per acre than the NR-4. If you have an existing house on an existing lot, than this really has no impact on you. The only impact is if there is vacant land adjacent to your home that could potentially be subdivided. This action would permit fewer homes on larger lots.

The Planning Commission will consider this rezone request on October 27, 2016 starting at 5:30 in Logan City Hall.

You can check out the City Land Development Code online at the following link for additional information on the differences between the NR-6 and NR-4 zones:

[http://www.loganutah.org/government/departments/community\\_development/index.php](http://www.loganutah.org/government/departments/community_development/index.php)

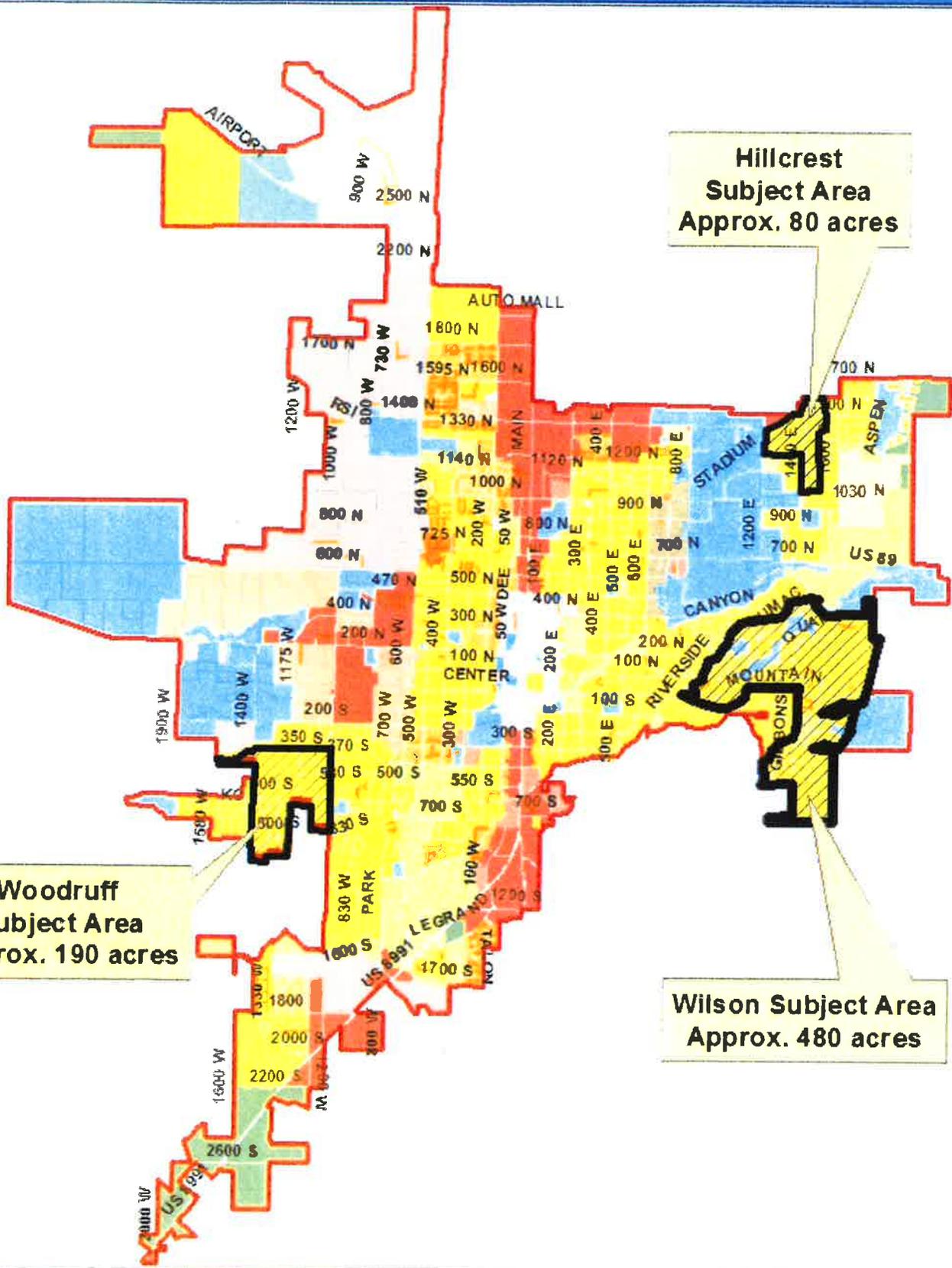
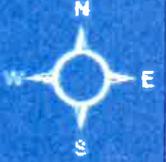


# APPLICATION FOR PROJECT REVIEW

Planning Commission    Board of Adjustment    Board of Appeals    Other

Date Received <b>9/26/16</b>	Received By	Receipt Number	Zone	Application Number <b>PC 16-046</b>
<b>Type of Application (Check all that apply):</b> <input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Zone Change <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
<b>PROJECT NAME</b>				
<b>NEIGHBORHOOD NR-4 REZONE PROJECT</b>				
<b>PROJECT ADDRESS</b>				<b>COUNTY PLAT TAX ID #</b>
<b>HILLCREST, WILSON &amp; WOODRUFF NEIGHBORHOODS (SEE ATTACHED MAPS)</b>				-- --
<b>AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)</b>				<b>MAIN PHONE #</b>
<b>LOGAN CITY COMMUNITY DEVELOPMENT DEPARTMENT</b>				<b>(435) 716-9021</b>
<b>MAILING ADDRESS</b>		<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
<b>290 NORTH 100 WEST</b>		<b>LOGAN</b>	<b>UTAH</b>	<b>84321</b>
<b>EMAIL ADDRESS</b>				
<b>WWW.LOGANUTAH.ORG; MIKE.DESIMONE@LOGANUTAH.ORG</b>				
<b>PROPERTY OWNER OF RECORD (Must be listed)</b>				<b>MAIN PHONE #</b>
<b>SEE ATTACHED LIST OF PROPERTY OWNERS.</b>				
<b>MAILING ADDRESS</b>		<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
<b>EMAIL ADDRESS</b>				
<b>DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed)</b>				
<b>REZONE RESIDENTIAL PROPERTIES FROM NR-6 TO NR-4 IN A NUMBER OF DEVELOPED AND UNDEVELOPED AREAS THAT ARE MORE CONDUCTIVE TO THE NR-4 ZONING DESIGNATION. THIS REZONE INCLUDES APPROXIMATELY 80 ACRES IN THE HILLCREST NEIGHBORHOOD, APPROXIMATELY 480 ACRES IN THE WILSON NEIGHBORHOOD, AND APPROXIMATELY 190 ACRES IN THE WOODRUFF NEIGHBORHOOD (SEE ATTACHED MAPS).</b>				<b>Size of Proposed New Building (square feet)</b>
				<b>Number of Proposed New Units/Lots</b>
<i>I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.</i>		Signature of Property Owner's Authorized Agent		
<i>I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.</i>		Signature of Property Owner		

Council Workshop: Nov. 15  
Council hearing: Dec. 6



**Hillcrest  
Subject Area  
Approx. 80 acres**

**Woodruff  
Subject Area  
Approx. 190 acres**

**Wilson Subject Area  
Approx. 480 acres**



# NR-4 Rezone

Community Development Dept.

Sept. 2016



**Proposed Zoning**

# NR-4 Rezone

Community Development Dept.

Sept. 2016



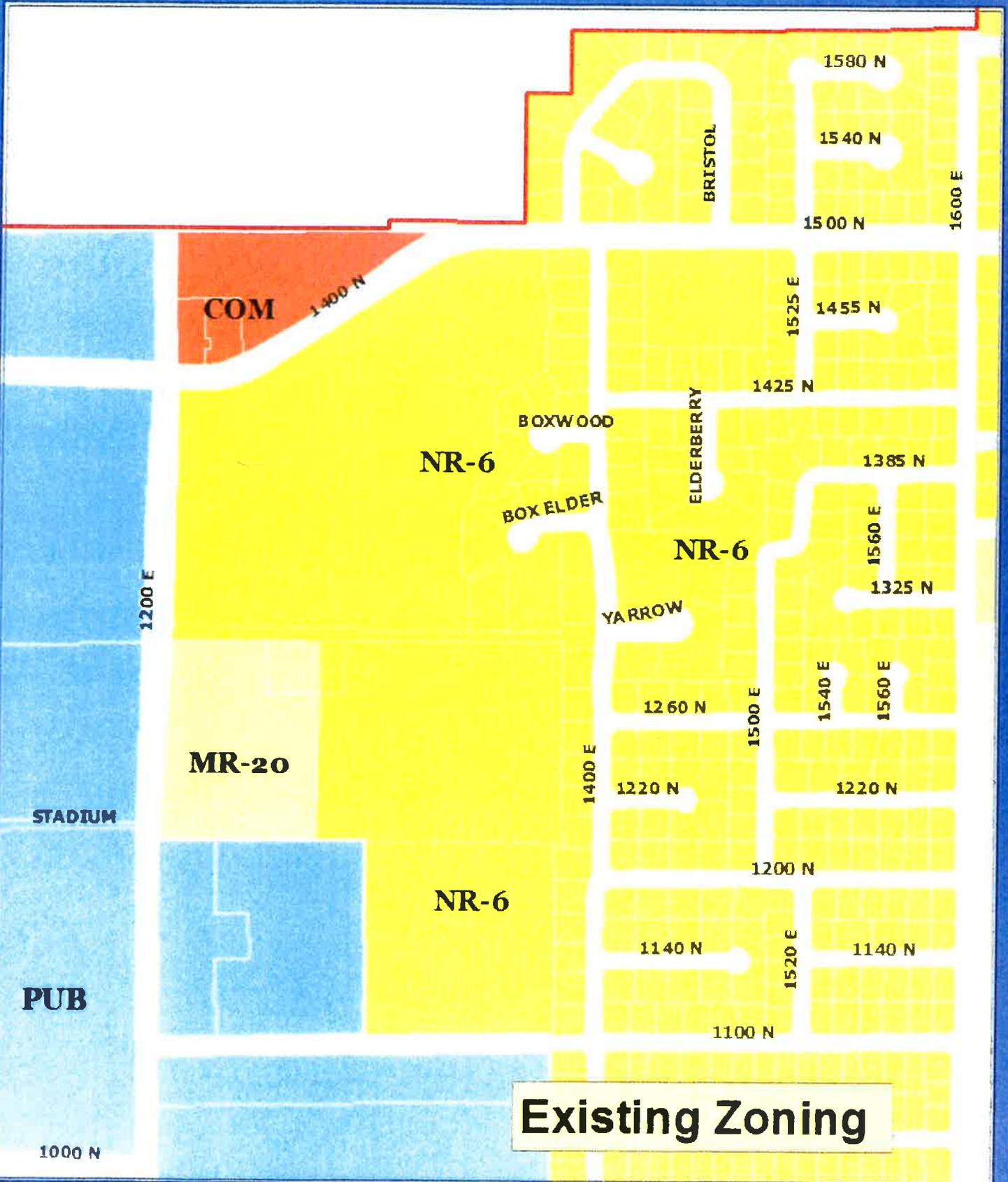
**Existing Zoning**

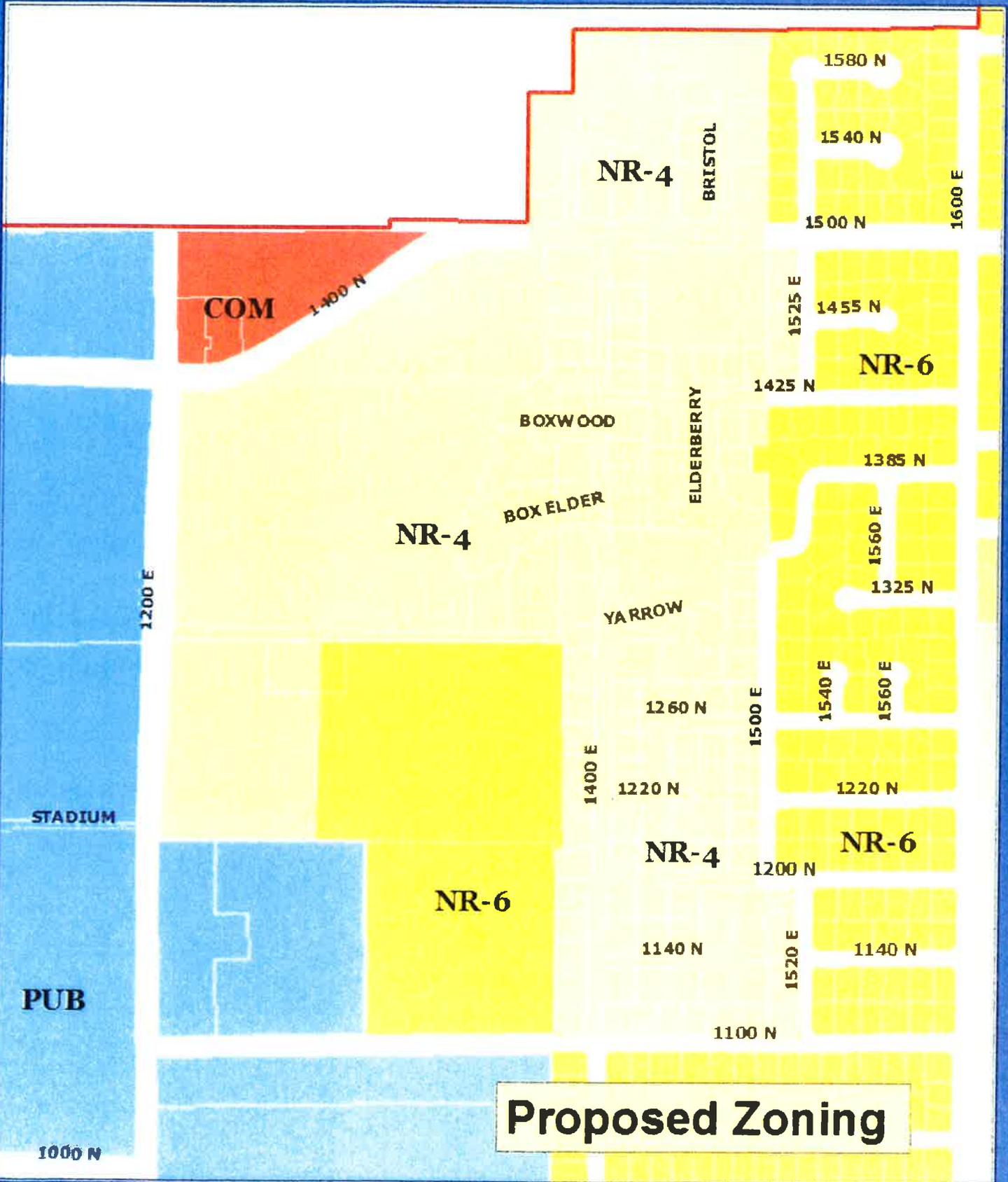
# NR-4 Rezone

Community Development Dept.

Sept. 2016







**Proposed Zoning**