



CITY COUNCIL – DECEMBER 13, 2017

# GENERAL PLAN MAP AMENDMENT & ZONING MAP AMENDMENT

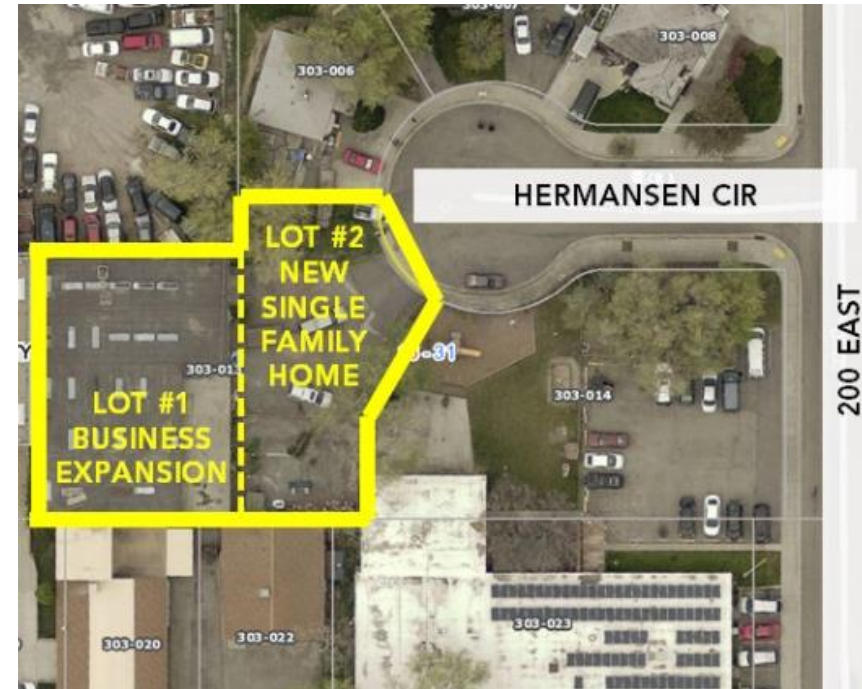
A recommendation to the City Council to amend the General Plan future land use map designation and the zoning map designation of the west half of the parcel located at 166 E Hermansen Circle, from Low Density Residential to General Commercial.

A recommendation to the City Council to amend the Zoning Map to change the zone of the west half of the parcel located at 166 E Hermansen Circle, from R-1 Residential to Commercial Corridor.

**SYNOPSIS:** R&L Holdings is seeking to redevelop the west half of an existing parcel located at 166 E. Hermansen Circle. The applicant is proposing removing an existing dilapidated and nonconforming warehouse from the property that is located on an R1 Residential lot. The applicant would like to build a new warehouse for their existing business that abuts the west property boundary. They would also like to build a new single family home that would front Hermansen Circle.

The application requires both a General Plan future land use map amendment and a Zoning map amendment for the west portion of the property. The Planning Commission approved a subdivision plat amendment to relocate the parcel line, subject to City Council approval of the General Plan future land use map amendment, zoning map amendment, and development agreement.

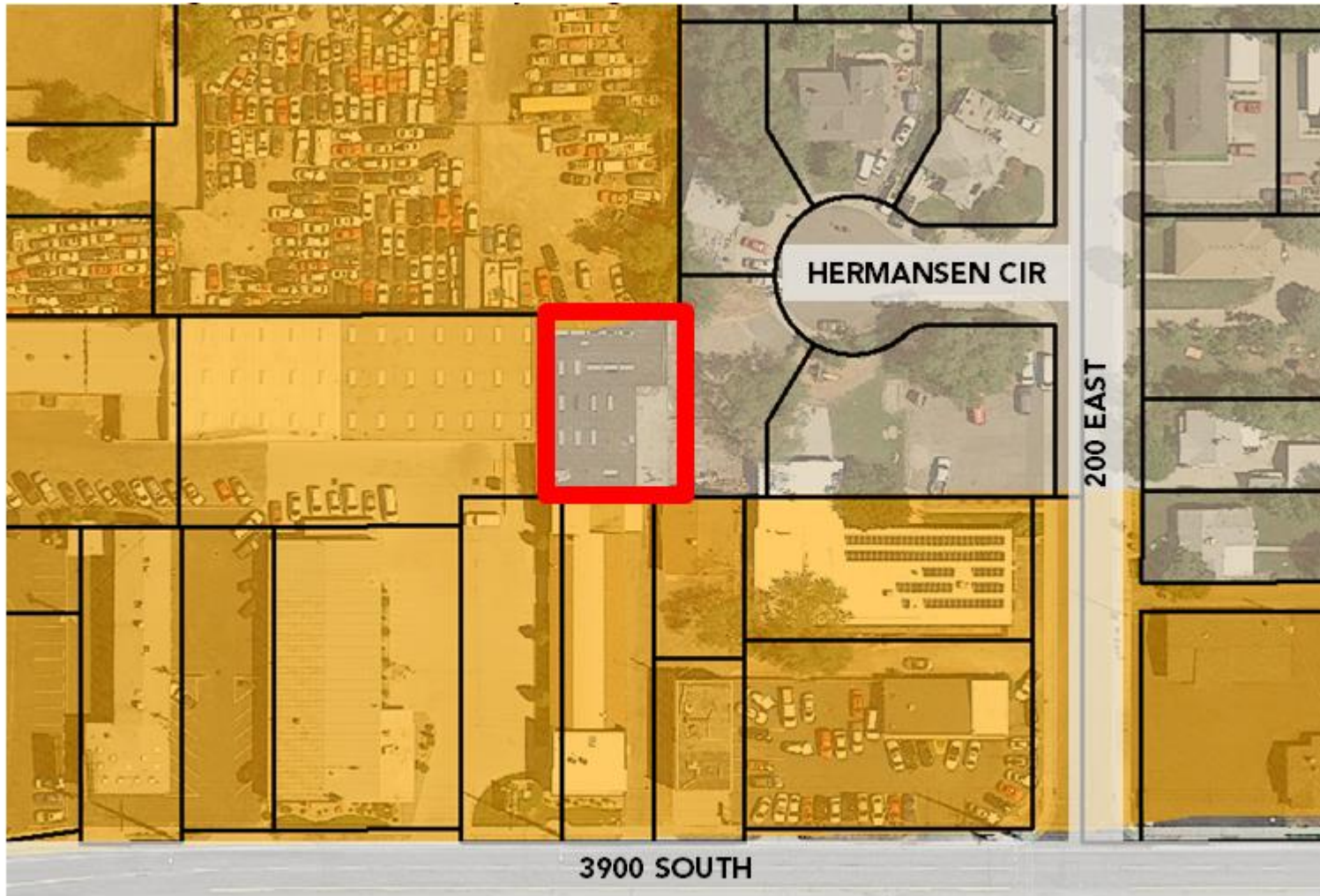
If the City Council decides to approve this application, the development agreement should be approved first followed by final approval of ordinances amending the general plan and zoning map.





**HERMANSEN CIRCLE – LOOKING SOUTH**

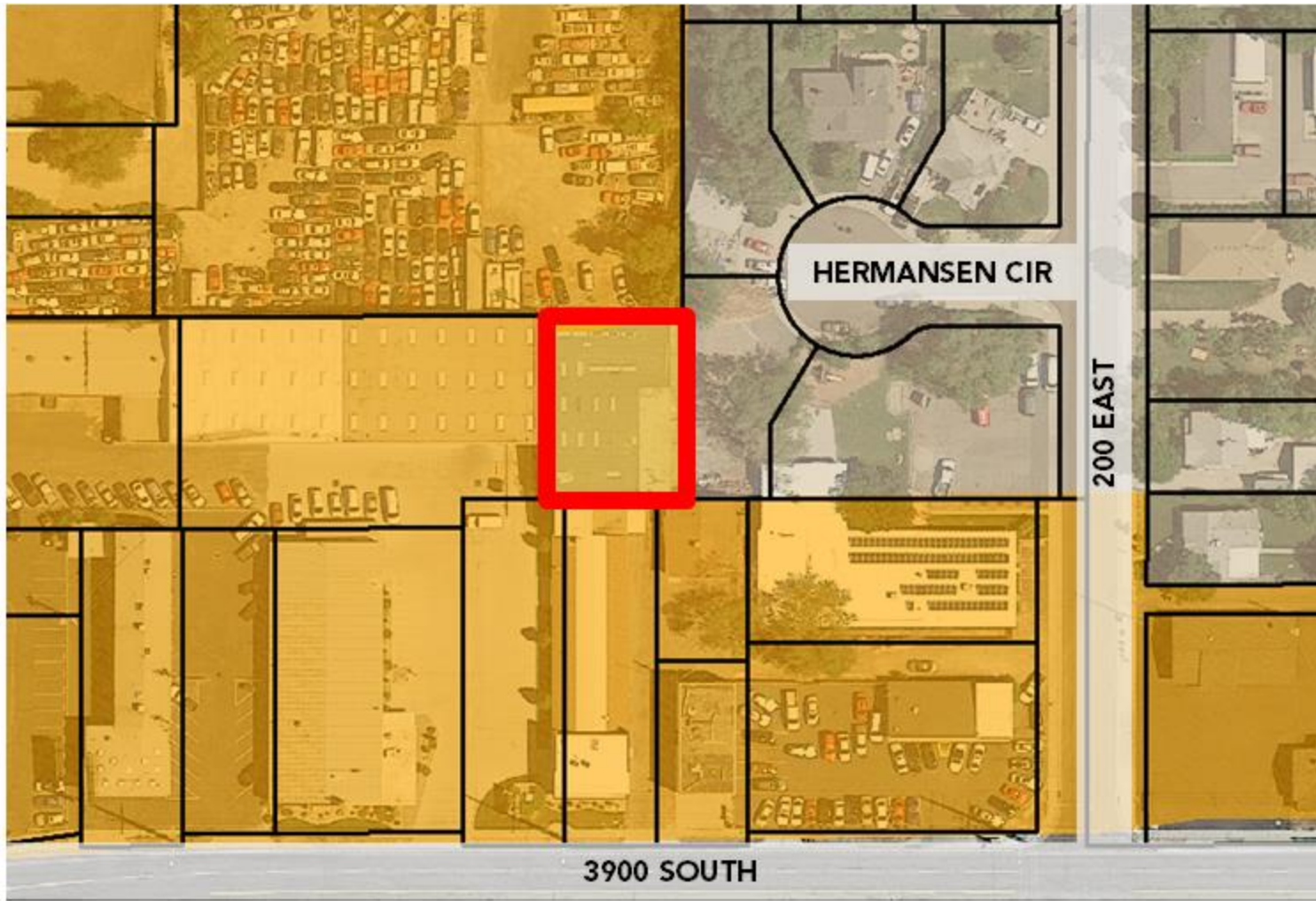
EXISTING FUTURE LAND USE MAP DESIGNATION



 **General Commercial**

 **Low Density Residential**

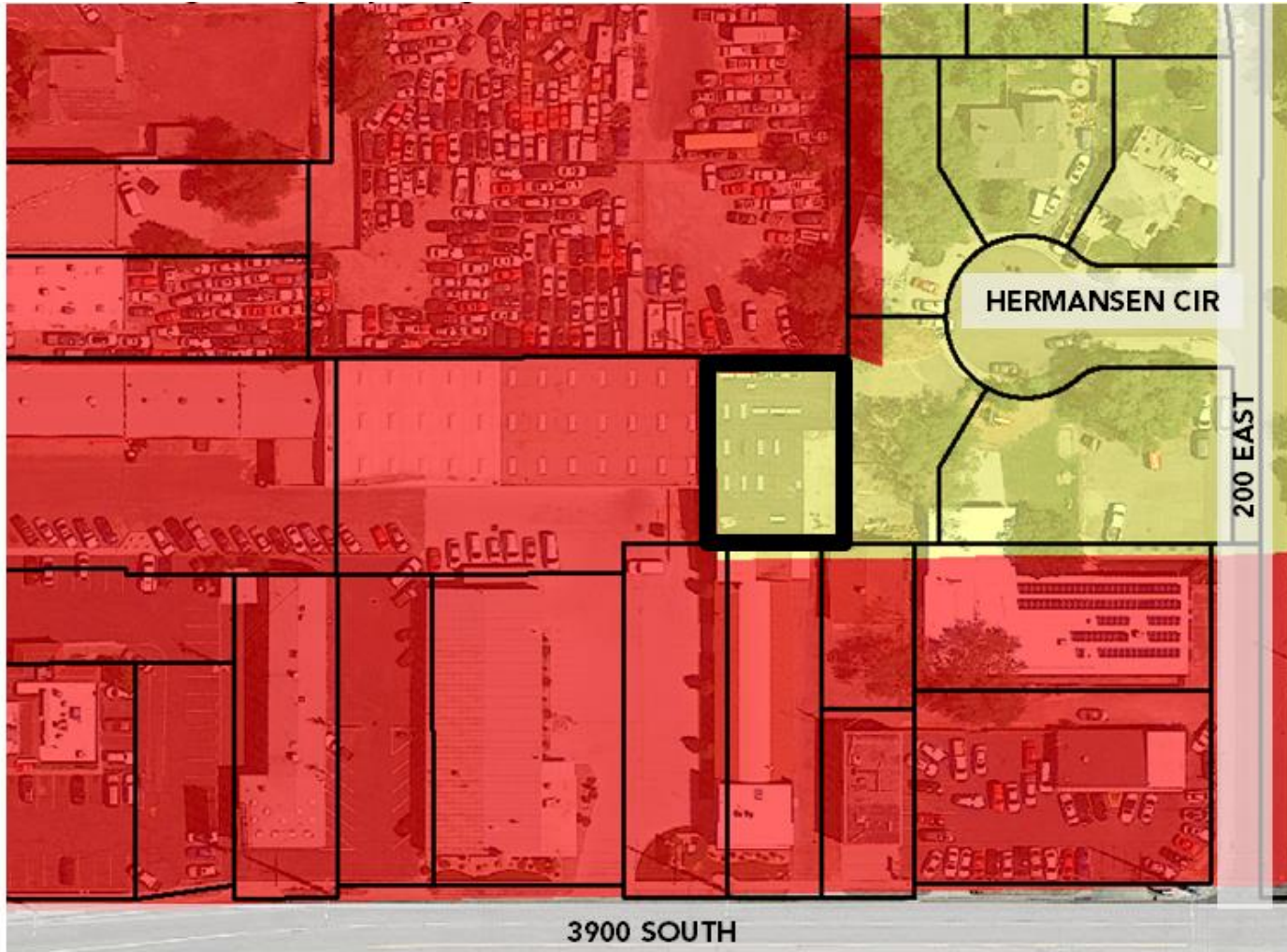
**PROPOSED FUTURE LAND USE MAP DESIGNATION**



 **General Commercial**

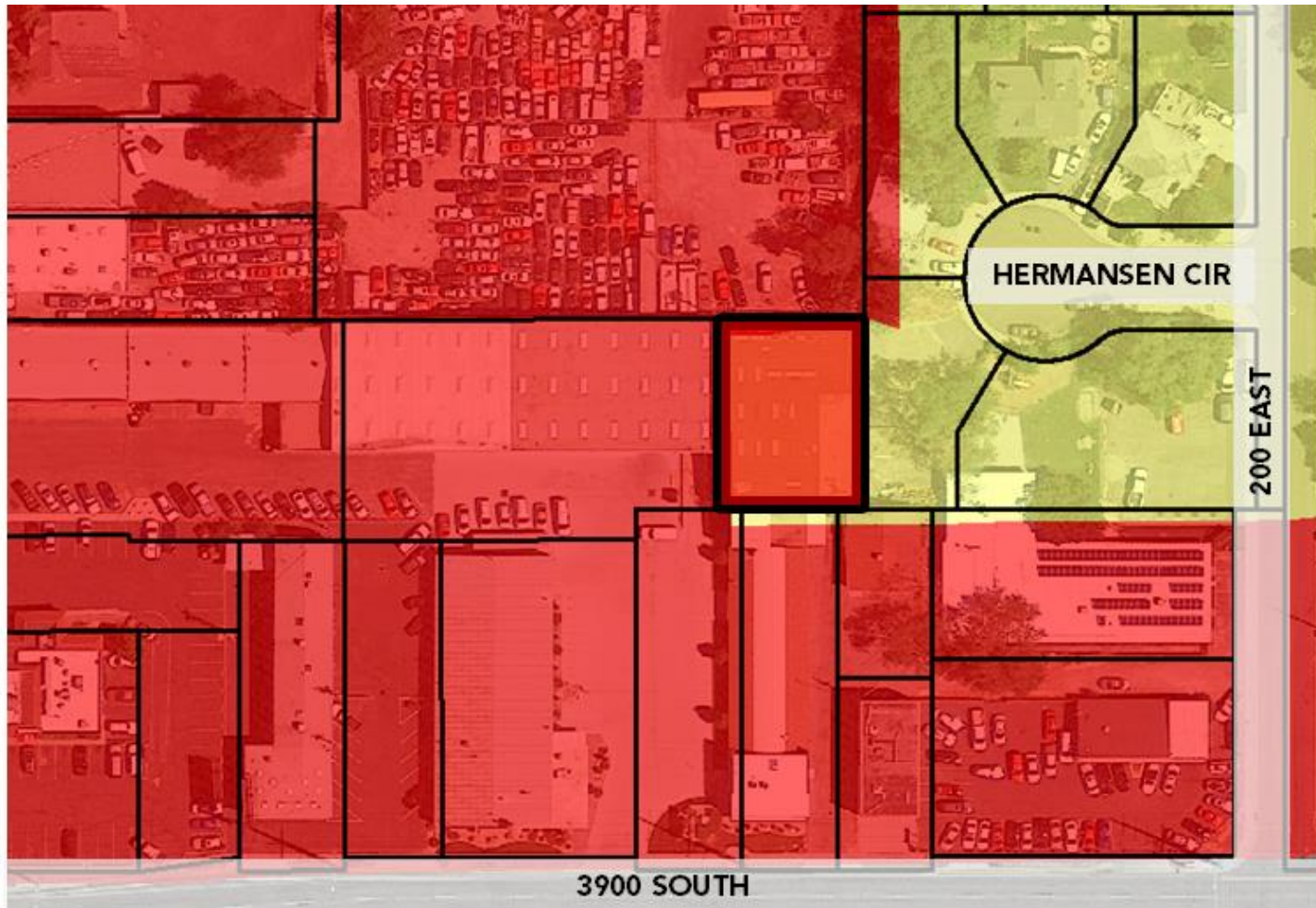
 **Low Density Residential**

EXISTING ZONING MAP DESIGNATIONS



Commercial Corridor R1 Residential

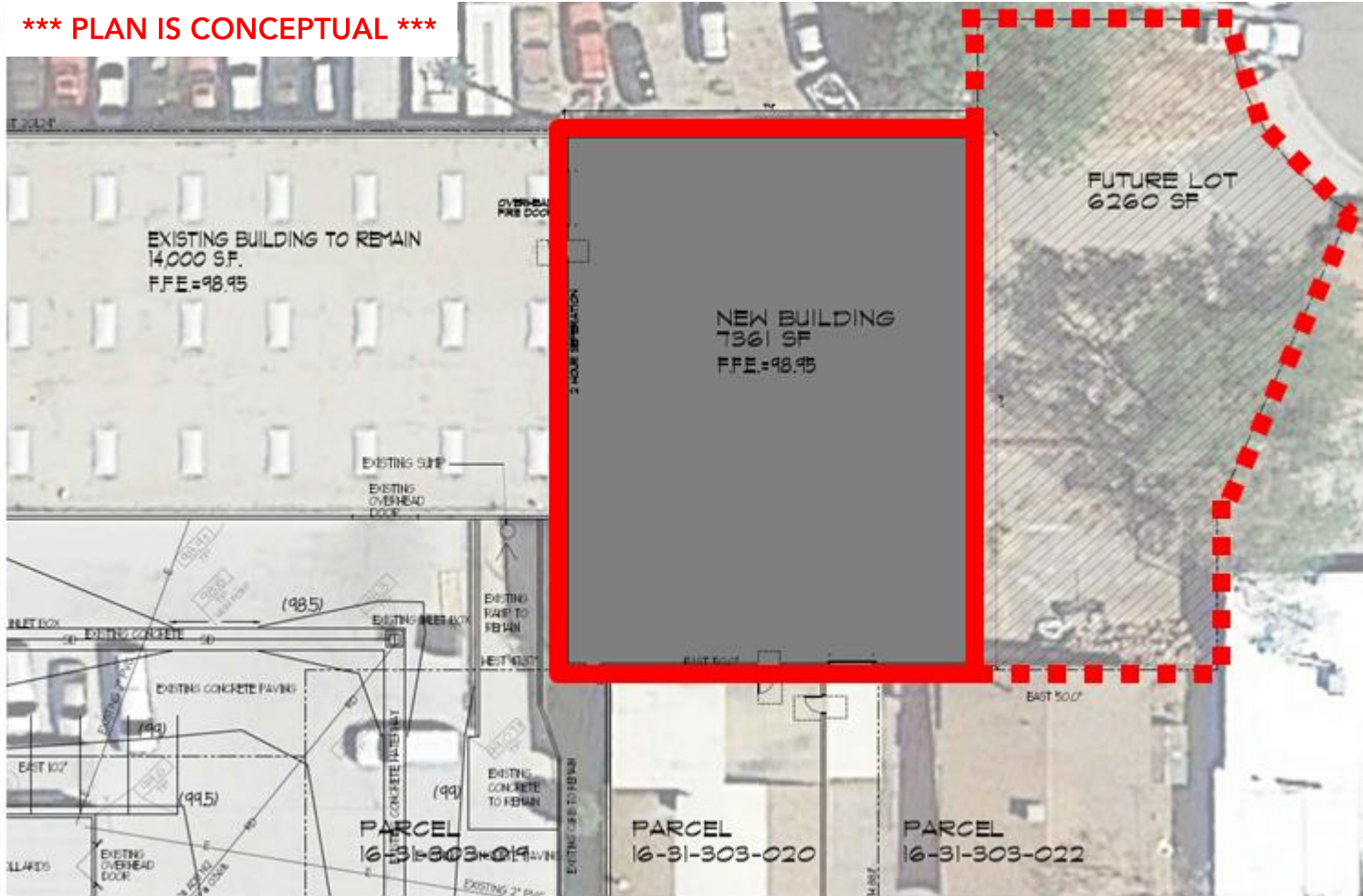
**PROPOSED ZONING MAP DESIGNATIONS**



**Commercial Corridor** **R1 Residential**

**APPLICANT'S CONCEPT PLAN**

\*\*\* PLAN IS CONCEPTUAL \*\*\*







**GENERAL PLAN CONSIDERATIONS:**

**Goal LU-1.** Regulate land uses based on compatibility with surrounding uses, residential areas and economic feasibility. Maintain residential, business and industrial areas that are vibrant and where the health and safety of all are protected.

**Goal LU-3.** Appropriately seek the redevelopment of legal non-conforming uses, properties and structures to be more conforming over the long term.

**Goal LU-7.** Protect low density residential areas adjacent to business districts



**COMMUNITY PRESERVATION:**

The applicant is proposing amendments to allow for a new commercial warehouse addition to their existing business. The proposal preserves a single family residential lot on Hermansen, which the applicant has committed to building. This proposal allows an existing nonconforming warehouse site to be converted back to a single family property. There will be a landscape buffer between the future single family home and the new commercial warehouse. This proposal preserves the community and residential neighborhood.

**STAFF ANALYSIS:**

Staff has worked with the applicant on the proposed application. The property at 166 E. Hermansen Circle is a unique property. Based on South Salt Lake records, there is no evidence that the property has ever had a valid business license at this location. The property itself and the existing nonconforming warehouse is located in the R1-Residential land use district. Therefore, only non-commercial uses are allowed. Furthermore, the property is nonconforming to current building, fire, engineering, and planning code regulations. The applicant approached the City with the idea of removing the nonconforming structure to allow room for them to rebuild and expand their existing business located to the south and west of the property. The applicants proposal would expand the west portion of the proposed lot to accommodate for additional commercial space, while keeping a residential lot along Hermansen Circle. The Planning Commission unanimously approved the application for both the General Plan future land use map amendment and the Zoning map amendment. They also unanimously approved the subdivision plat amendment subject to City Council approval and a development agreement.



**PLANNING COMMISSION RECOMMENDATION:**

Unanimous approval by the Planning Commission for a recommendation to the City Council to amend the General Plan future land use map designation, from Low Density Residential to General Commercial, and the Zoning Map designation, from R-1 Residential to Commercial Corridor, of the west half of the parcel located at 166 E Hermansen Circle, with the following condition:

1. The applicant shall enter into a development agreement.

**DEVELOPMENT AGREEMENT:**

1. Demolish the existing building located on the property
2. Prepare the site for construction of a new commercial building on the newly created parcel that has been rezoned to the commercial corridor designation
3. Prepare the amended lot for construction of a single family home



CITY COUNCIL OPTIONS:

**A. Approval**

Final approval to amend the General Plan future land use map designation, from Low Density Residential to General Commercial, and the Zoning Map designation, from R-1 Residential to Commercial Corridor, of the west half of the parcel located at 166 E Hermansen Circle, for the following reasons:

1. The potential redevelopment of the property regulates land uses based on compatibility with surrounding uses, residential areas and economic feasibility. Maintain residential, business and industrial areas that are vibrant and where the health and safety of all are protected.
2. The potential redevelopment of the property seeks to bring a non-conforming structure and use into compliance with current code requirements.
3. New development will enhance the Commercial Corridor, while creating a new buildable single family residential lot.



CITY COUNCIL OPTIONS:

**B. Denial**

Deny the General Plan future land use map designation, from Low Density Residential to General Commercial, and the Zoning Map designation, from R-1 Residential to Commercial Corridor, of the west half of the parcel located at 166 E Hermansen Circle, for the following reasons:

1. Encroachment into the residential district should be done on a larger scale with significant amenities and buffers installed to upgrade the neighborhood.

**Option 3: Continuance**

Continuance due to issues raised during the staff presentation.