

Clearfield City Planning Commission

April 17th, 2019



GENERAL PLAN AMENDMENT
COMMERCIAL to RESIDENTIAL
GPA 1903-0013



Background Information

- o Current General Plan designation is Commercial.
- o Part of a joint rezone request for R-3-SP
- o Comprehensive Plan in 1986 had area designated as residential.

GENERAL PLAN: FUTURE LAND USE MAP

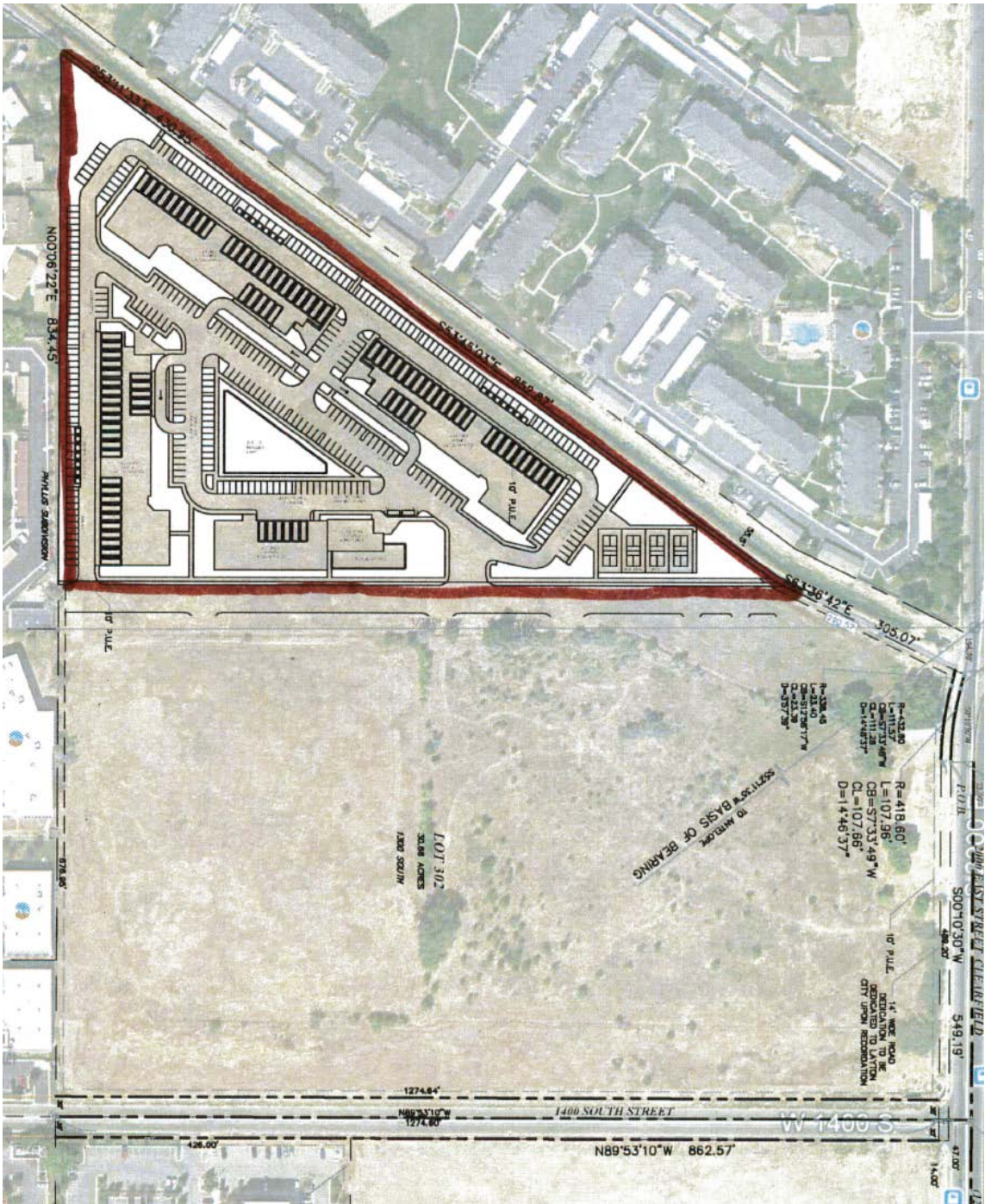




Subject Area

Subject Area



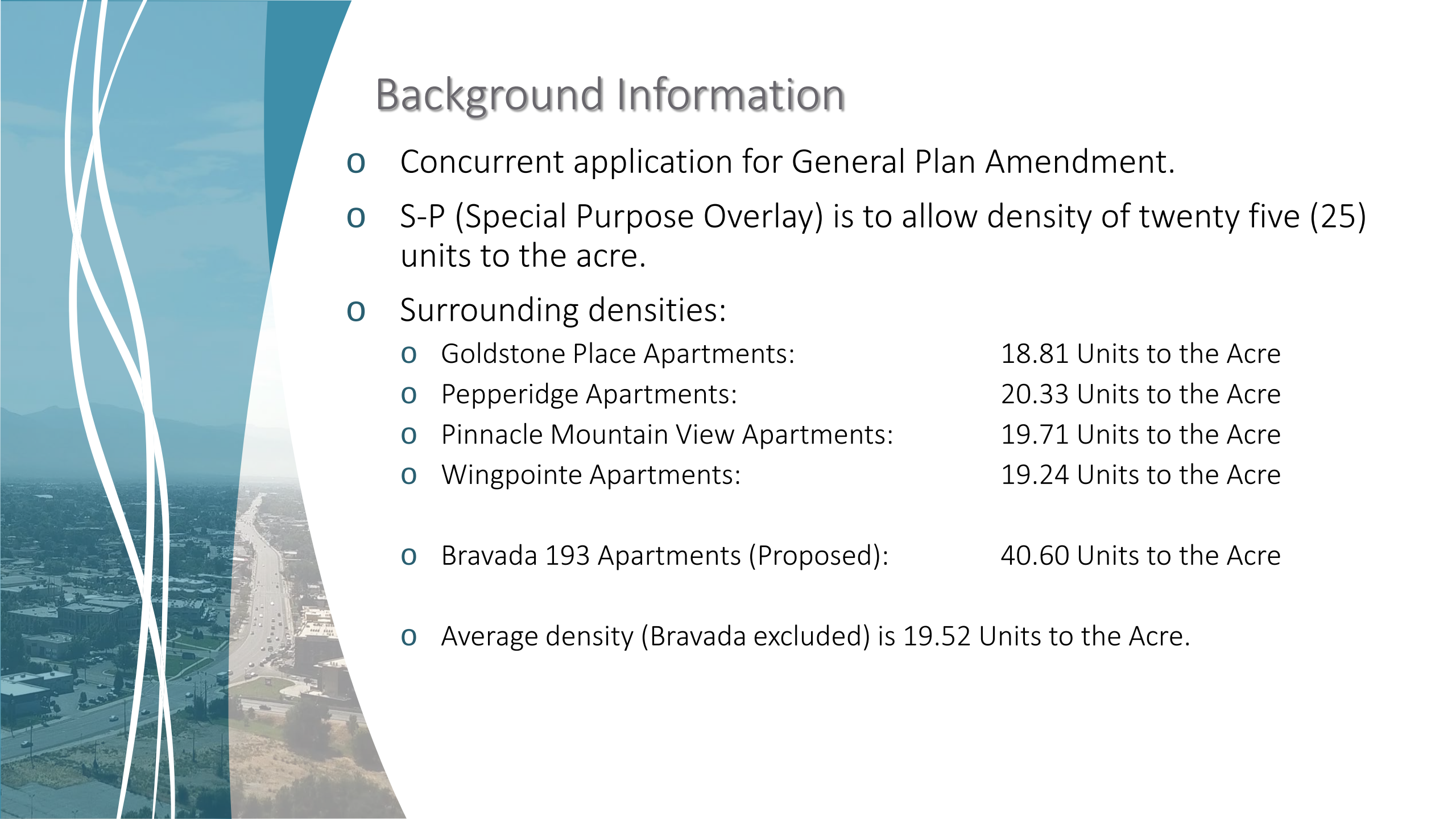


Staff Recommendation/Conclusion

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the City Council for the proposed General Plan Amendment, based upon the following findings:

1. The proposed general plan amendment is consistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.
2. The proposed general plan amendment and future development of this area as residential will support the surrounding commercial uses as a mixed use area.
3. The Residential designation of this area will provide a gradual land use transition from the Goldstone Place Apartments to the west and the Pinnacle Mountain View Apartments to the north.
4. Development of residential adjacent to the canal trail open space will provide a better environment for the patrons of the trail and will help prevent this section of trail from becoming secluded and potentially unsafe.

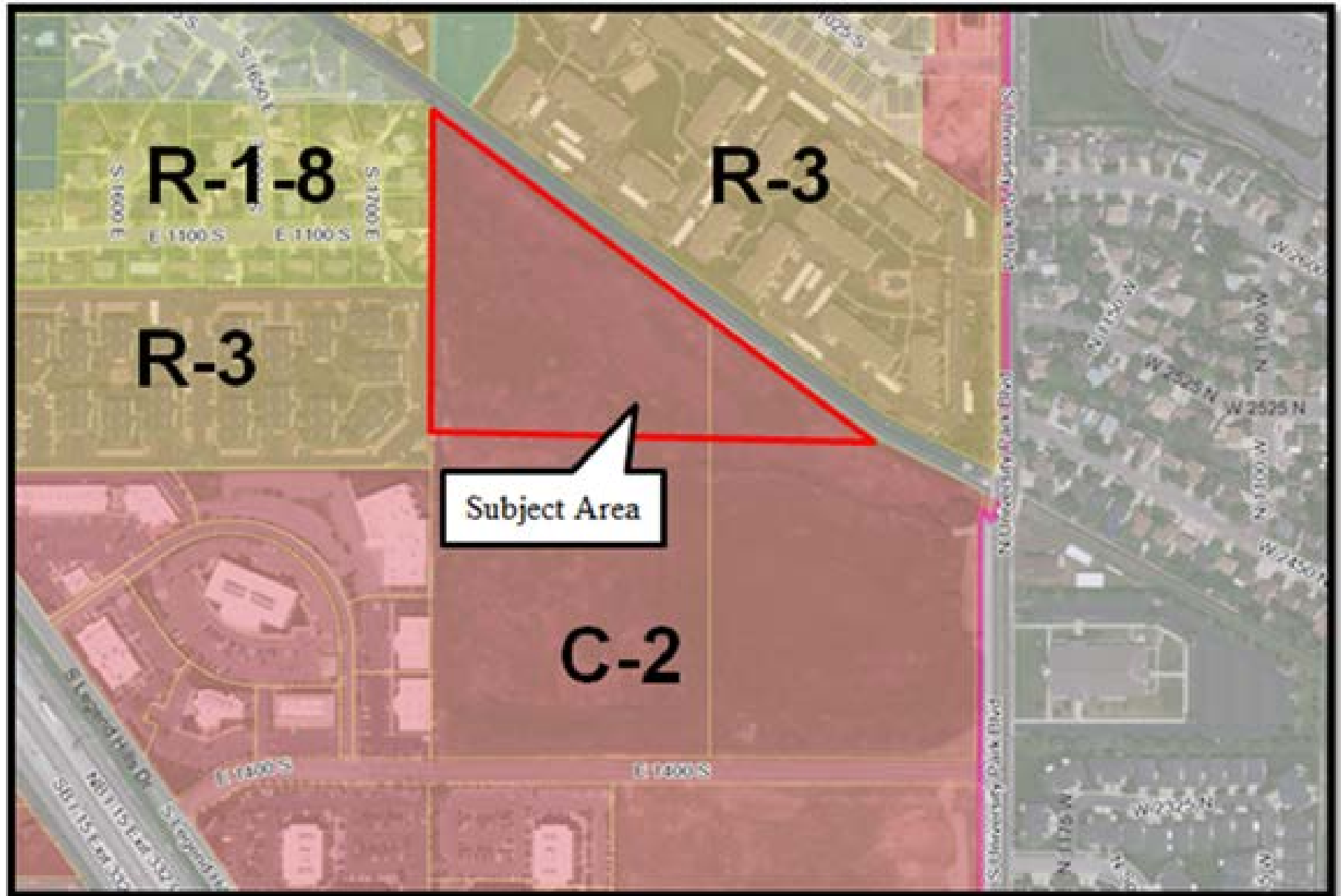
REZONE C-2 to R-3-SP
Zoning Map Amendment, ZTA 1903-0014



Background Information

- Concurrent application for General Plan Amendment.
- S-P (Special Purpose Overlay) is to allow density of twenty five (25) units to the acre.
- Surrounding densities:
 - Goldstone Place Apartments: 18.81 Units to the Acre
 - Pepperidge Apartments: 20.33 Units to the Acre
 - Pinnacle Mountain View Apartments: 19.71 Units to the Acre
 - Wingpointe Apartments: 19.24 Units to the Acre
- Bravada 193 Apartments (Proposed): 40.60 Units to the Acre
- Average density (Bravada excluded) is 19.52 Units to the Acre.

ZONING MAP



Staff Recommendation/Conclusion

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the City Council for the proposed zoning map amendment, based upon the following findings:

1. The proposed zoning map amendment is consistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.
2. The proposed zoning map amendment and future development of this area as residential will support the surrounding commercial uses as a mixed use area.
3. The R-3-SP zoning designation of this area will provide a gradual land use transition from the Goldstone Place Apartments to the west and the Pinnacle Mountain View Apartments to the north with only a slight increase in residential density.
4. Development of residential adjacent to the canal trail open space will provide a better environment for the patrons of the trail and will help prevent this section of trail from becoming secluded and potentially unsafe.