

Staff Report

To: Francis Planning Commission

From: Mandy Crittenden

Report Date: November 13th, 2019

Meeting Date: November 21st, 2019

Title: City Center Zone

Type of Item: Code Text Amendment

Executive Summary:

The purpose of The City Center zone, hereinafter also referred to as the CC zone, is established to create a strong commercial identity at the heart of Francis City, which includes roughly a 600'-830' ft. radius surrounding the flashing four way stop at the intersection of SR32 and SR35.

The City Center zone architectural design is not intended to look modern; but have an appropriate rustic mountain/frontier aesthetic look and feel. (see attached)

The City Center Zone is established to:

- A. Create a strong identity for Francis City.
- B. Encourage private and public investment, attract shoppers and visitors, and appeal to existing and new residents.
- C. Promote a diverse mix of residential, business, commercial, office and institutional, educational, cultural and entertainment activities for employees, visitors and residents.
- D. Encourage pedestrian-oriented development within walking distance.
- E. Create a place that represents a unique, attractive, and memorable destination for visitors and residents.
- F. Enhance the community's character through the promotion of high-quality urban design.
- G. To provide opportunities to increase the City's sales tax base, thereby helping to fund public improvements and public services.

Discussion items

In the last combined work session, the idea was discussed that we should not have a set design standard; but having uniformity. We also discussed every 10' feet for example needed to have a change in wall plane, material or design. Once businesses start to come in and build, they need to match existing structures.

- What is the theme of the City Center zone going to be if any? (Frontier, Mountain, Victorian)
- How restrictive do we want to be as far as building materials, style, and looks.
- Lot sizes and setbacks.
- Parking requirements

Community Review:

A public hearing has previously been held.

Staff Recommendation:

The City Center Zone has been established. Planning Commission needs to discuss the standards of design on what they think it should look like. They need to combine all thoughts and create a strong plan to forward to the City Council.

Type: City Center Zone (CC Zone)	Allowed	Conditional Use Permit	Business License
Art Gallery	✓		✓
Athletic club or indoor/outdoor recreational facility	✓		✓
Bakery	✓		✓
Banking, financial services	✓		✓
Bar, tavern, lounge as per Utah State Code		✓	✓
Barber shops and hair salons	✓		✓
Bed and breakfast		✓	✓
Bowling alley	✓		✓
Cinema, indoor	✓		✓
Consignment, Surplus, or Second-hand store	✓		✓
Convenience goods, sales	✓		✓
Floral Shop	✓		✓
Furniture sales, new and used	✓		✓
Gas stations		✓	✓
Hotel/motel		✓	✓
Liquor store, FCC <u>18.15.110</u>		✓	✓
Museum	✓		✓
Office and professional, retail shops smaller than 20,000 square feet	✓		✓
Pharmacy	✓		✓
Photo studio	✓		✓
Reception center	✓		✓
Residential mixed use	✓		
Restaurant, fast food, drive through		✓	✓

Type: City Center Zone (CC Zone)	Allowed	Conditional Use Permit	Business License
Restaurant, cafe	✓		✓
Retail sales and service	✓		✓
Retail grocery store smaller than 20,000 square feet	✓		✓
Theater, Concert hall	✓		✓









