

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: May 27, 2020

ACTION REQUESTED: G-20-03, A request to amend the General Plan Land Use Map in the area located at approximately 4300 South 700 East, from the current Low Density Residential (LD) & Open Space (OS) designation to a new proposed Low Density Residential (LD), Medium Density Residential (MD) & Planned Unit Development-Residential (PUD-R) General Plan Land Use designation.

APPLICANT: Bob Hermandson / Bryce Gibby

OWNER: Bryce Gibby

ENGINEER: Bush and Gudgeon Inc.

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval

Background

This item was tabled at the May 13, 2020 City Council meeting. Please note the new (updated) exhibits, the applicant adjusted the requested area(s) as requested by the city council during the previous meeting. They are now proposing a "Low Density" area (27.79 acres), a "Medium Density" area (37.23 acres), a PUD-R area (21.60 acres), and have added the Open Space of the hillside on the exhibit of 9.37 acres as reference.

The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately 4300 South 700 East. The requested area covers approximately 95.99 acres. The current Land Use designations are Low Density Residential (LD) & Open Space (OS). The applicant is seeking approval to have the Land Use designations changed to Medium Density Residential (MD) & Planned Unit Development - Residential (PUD-R), for the possibility to develop the area into a future residential development.

The surrounding General Plan Land Use designations are (MD) & (MHD) to the north, (OS) & (VLD) to the east, (LD) to the west and south.

As stated above, the applicant is wishing to amend this 91 acre area, in hopes for future mixed

residential development. The Medium Density Residential designation allows for the R-1-6 and R-1-8 zoning designations, and the PUD-R allows for planned unit developments in form of single family or multiple family developments.

Staff has reviewed the requested change and finds no problem with the proposed application. The new designations would be matching that which has recently been granted on the adjoining properties to the north.

The Planning Commission reviewed this request at their April 1, 2020 meeting.

Recommendation

The Planning Commission unanimously recommended approval for G-20-03, to amend the General Plan Land Use Map from the current Low Density Residential (LD) & Open Space (OS) designations, to the new proposed Low Density Residential (LD), Medium Density Residential (MD) & Planned Unit Development - Residential (PUD-R) designations, as outlined above and shown on the exhibit attached hereto, onto the City Council.