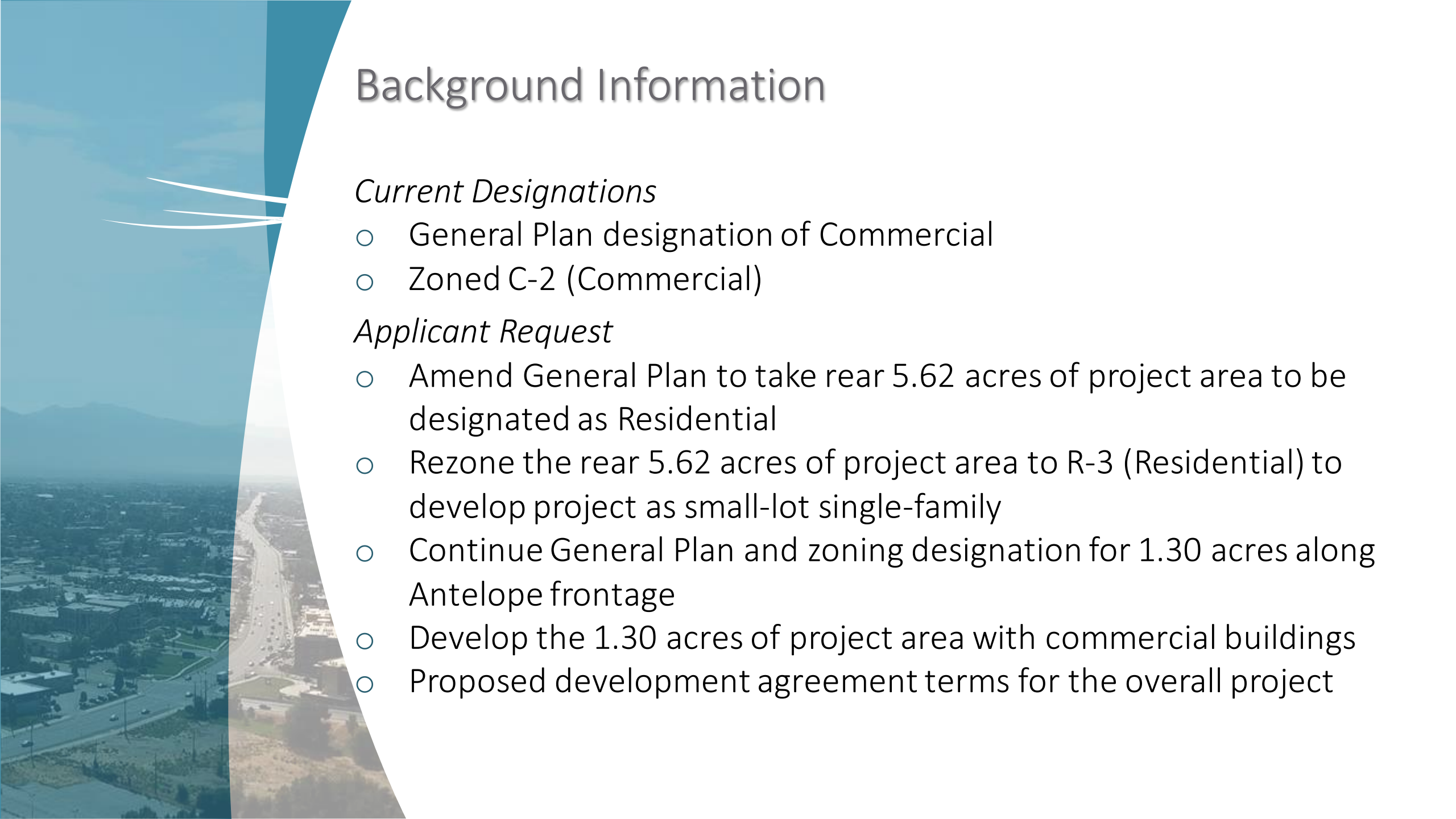


Clearfield City Council Work Session

November 16th, 2021



CLEARFIELD ANTELOPE DRIVE
General Plan Amd, GPA 2021-090042 and
Zoning Map Amd, RZN 2021-090042



Background Information

Current Designations

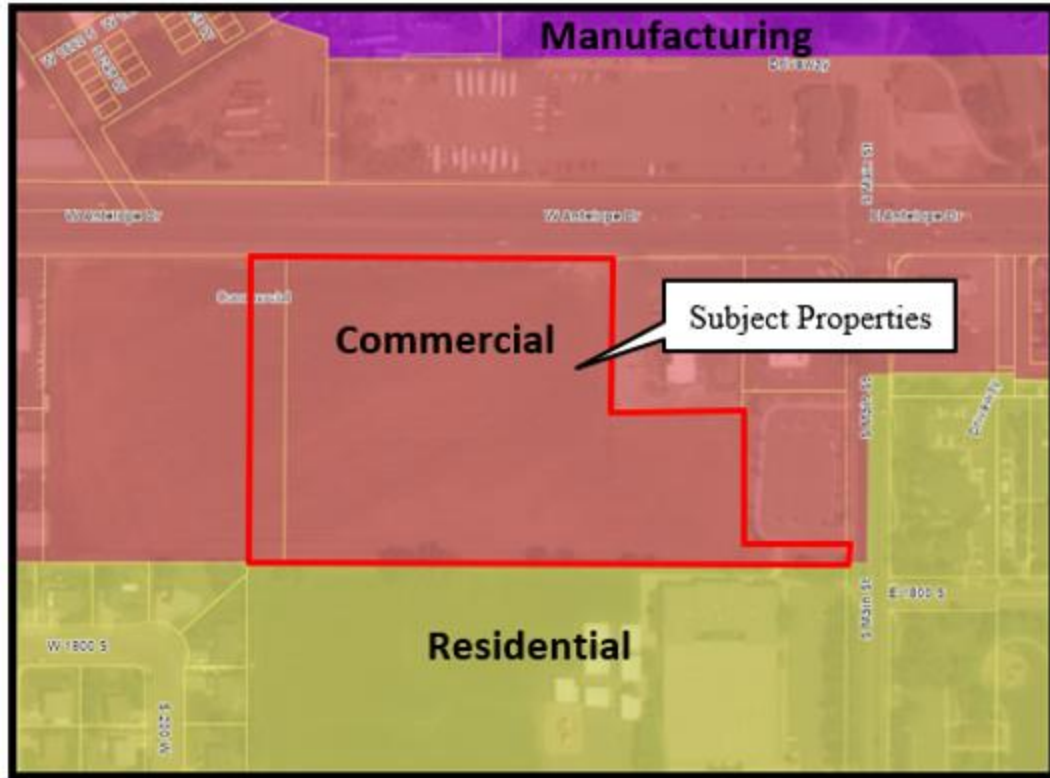
- General Plan designation of Commercial
- Zoned C-2 (Commercial)

Applicant Request

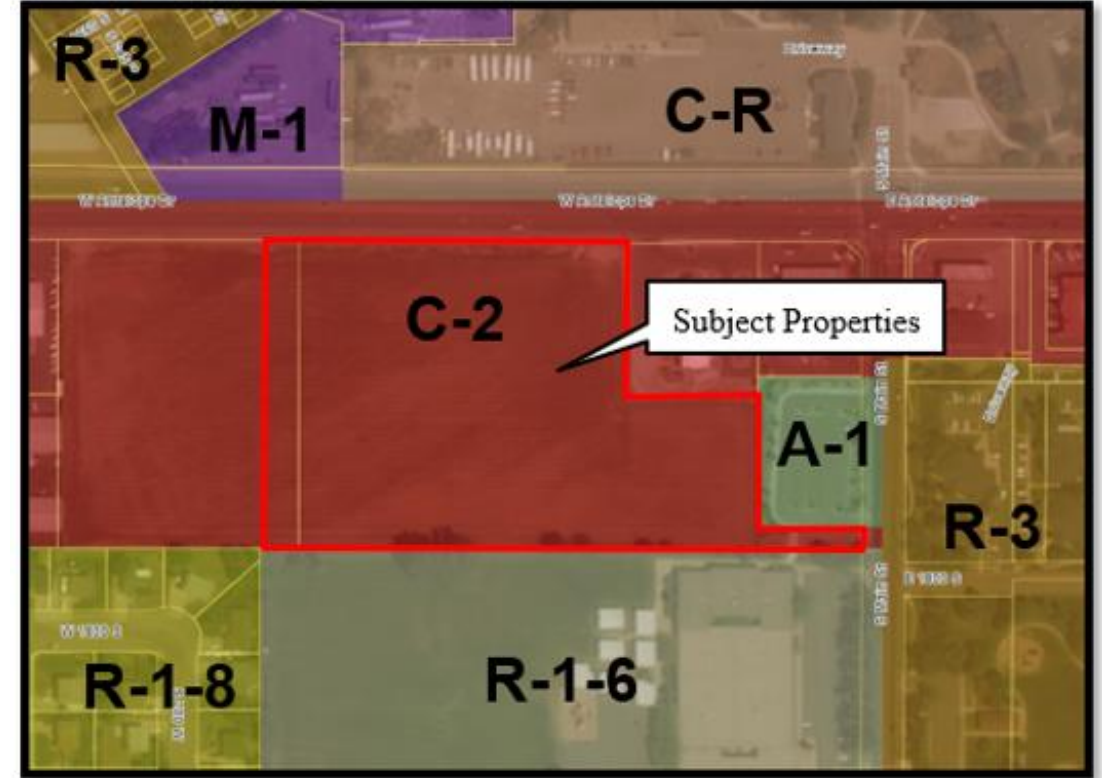
- Amend General Plan to take rear 5.62 acres of project area to be designated as Residential
- Rezone the rear 5.62 acres of project area to R-3 (Residential) to develop project as small-lot single-family
- Continue General Plan and zoning designation for 1.30 acres along Antelope frontage
- Develop the 1.30 acres of project area with commercial buildings
- Proposed development agreement terms for the overall project

General Plan & Zoning

GENERAL PLAN



ZONING





ANTELOPE DRIVE

RETAIL

RETAIL

RETAIL

QUICK & CLEAN
CAR WASH

CHEVRON GAS
STATION

TRIPLE STOP
SUBWAY

SOUTH MAIN STREET

TEACHER
PARKING

PEDESTRIAN
ACCESS

ELEMENTARY SCHOOL

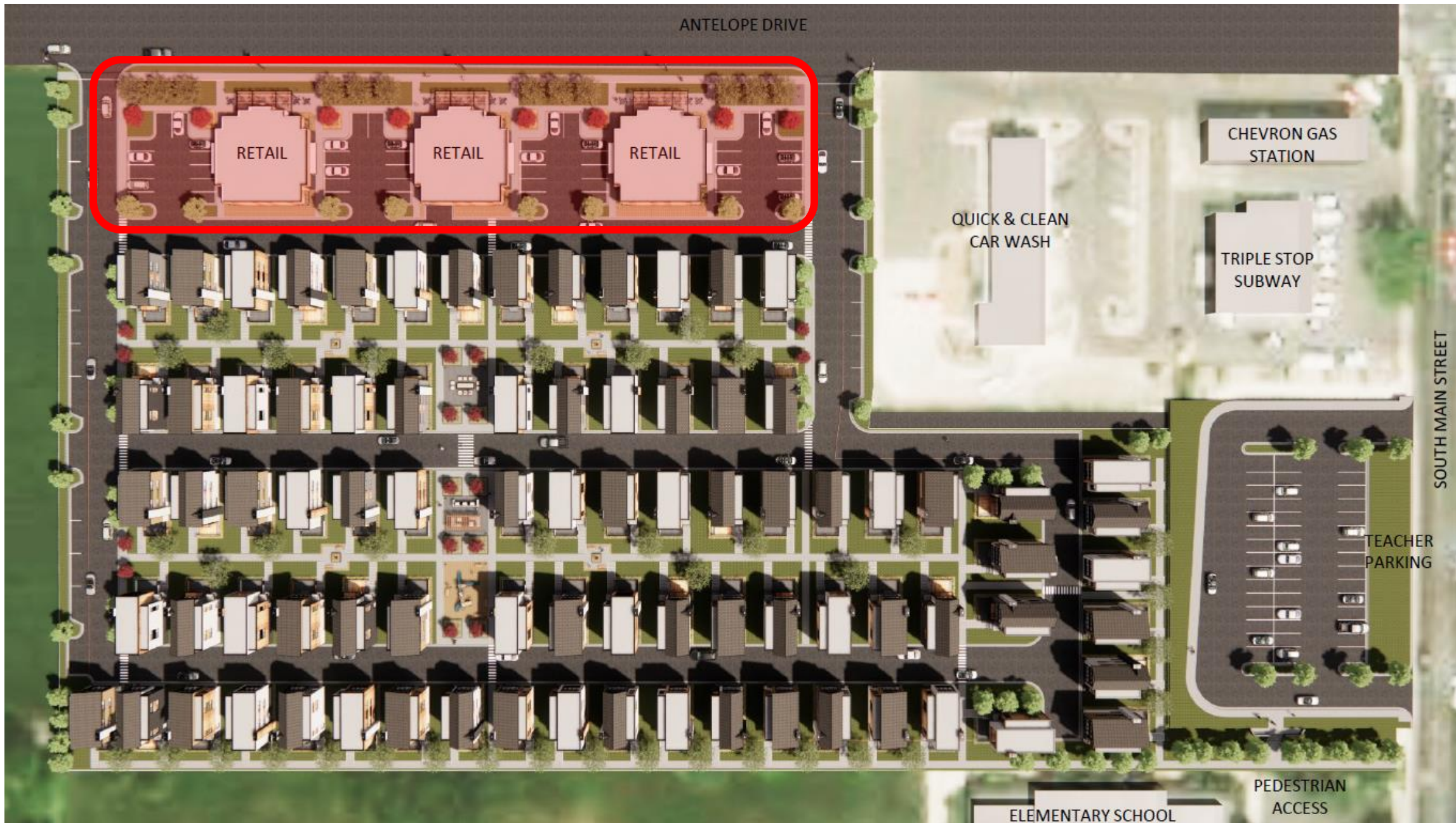
175 W. ANTELOPE DRIVE

AUGUST 12, 2021

Axis Architects

Development Agreement Terms

- 7.1 acres (6.921 according to Davis County Recorder),
 - eighty-one (81) single family residential lots (one less than the concept plans show), and
 - two or three (2 to 3) commercial buildings totaling 7,000 to 12,000 square feet (concept plan shows three (3) buildings of 3,500 square feet each totaling 10,500 square feet).
1. The front of the property remains a commercial zone (C-2), the back of the property is rezoned to R-3, allowing single-family residential only. Multi-family or townhomes are prohibited.
 2. The commercial buildings need to be constructed to at least a cold shell condition (exterior walls, windows, roof, asphalt areas, landscaping, etc.) before the residential construction can commence.
 3. Term of the agreement: 10 years from the date of recording of the rezone.
 4. Developer is assured that the development rights, obligations, terms and conditions specified in this Agreement, are fully vested by the Developer.
 5. Project is a Private Undertaking. It is agreed among the parties that the Project is a private development and that the City has no interest therein except as authorized in the exercise of its governmental functions.
 6. Assignment and Assumption. The Developer shall have the right to sell, assign or transfer this Agreement with all their rights, title and interests therein to any person, firm or corporation at any time during the term of this Agreement. Developer shall provide the City with written notice in the event that developer sells, assigns, or transfers all or a portion of the Subject Property, at least 30 days in advance of such action.



175 W. ANTELOPE DRIVE

AUGUST 12, 2021













frY Guys



175 W. ANTELOPE DRIVE

AUGUST 12, 2021

















175 W. ANTELOPE DRIVE
AUGUST 12, 2021

















General Plan & Zoning Analysis

R-3 Zone

- Multi-family zone allowing up to 16 units to the acre.
- Project proposal of 15 units to the acre or 81 homes.
- Used for the Wilcox Farms Subdivision but with a density of 8.28 units to the acre.
- “Each project, as proposed, should be evaluated on its own merits, and [the] R-3 Zone shall be approved or denied on a case-by-case basis.”

R-1-6 Zone

- Single-family zone allowing up to 7.26 units to the acre.
- Applied to this project area could yield up to 40 homes, not excluding future roads.
- “Allowed for infill-single family development and as an alternative to larger lot single-family uses in areas designated as residential on future land use map.

R-1-4 & R-1-3 Zone (Do Not Exist)

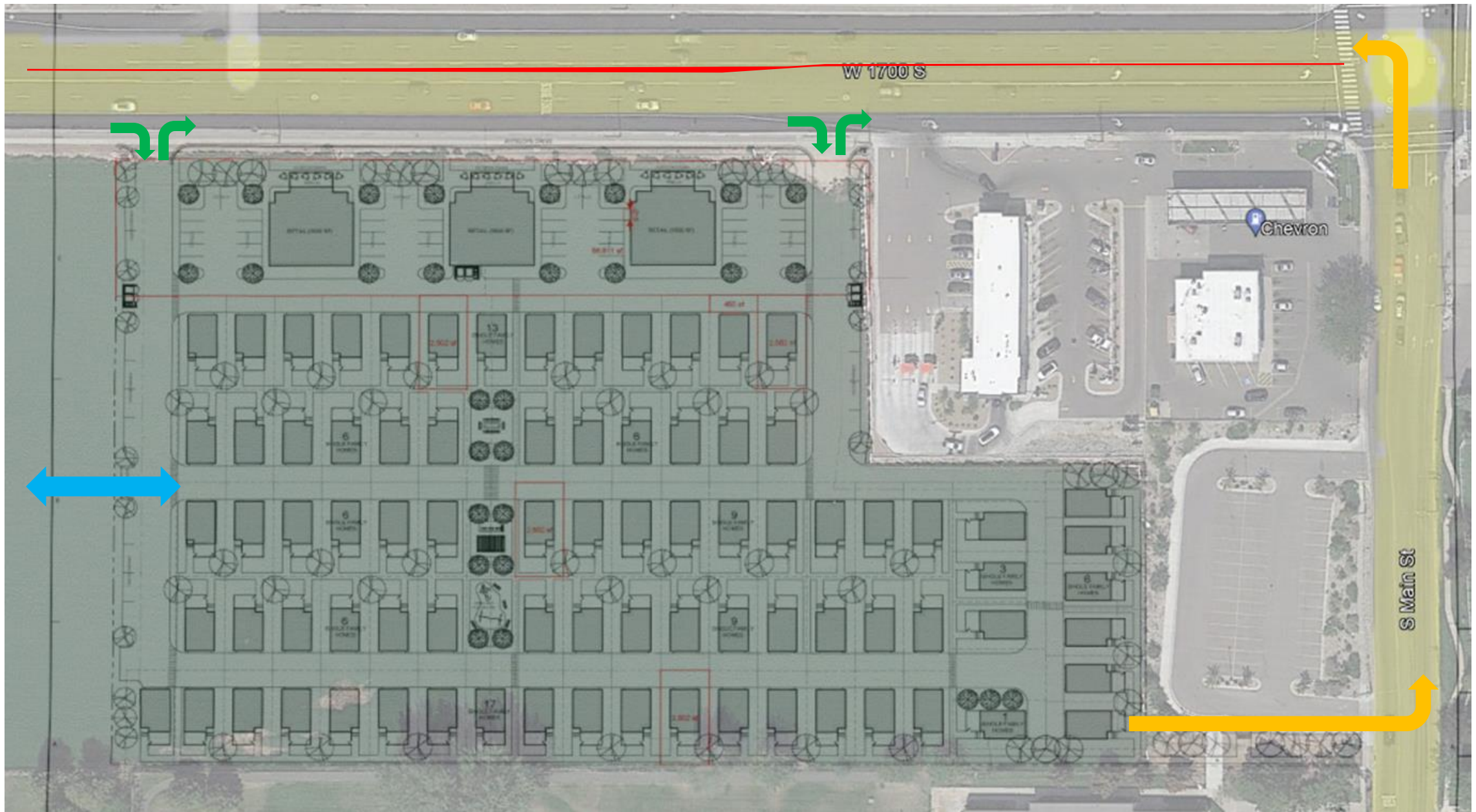
- Density would be 10.89 unit to acre for R-1-4 and 14.52 for R-1-3.
- R-1-4 could yield up to 61 homes, not excluding future roads.
- R-1-3 could yield up to 81 homes, not excluding future roads.
- Further analysis needed. Staff recommends not going lower than R-1-4.
- Not part of request, so no motion on these alternatives.

R-3 & R-2 Zones Continued

- *R-2 Zone used for density and flexibility on the Park Village Subdivision*
- *R-3 Zone used for same purposes on the Wilcox Farms Subdivision*
- *Both are multi-family zones.*
- *If market demands drive the need for more smaller lot single-family neighborhoods, Staff recommends that Clearfield City no longer use these multi-family zones but research and adopt other single-family zone option(s).*
 - *i.e. R-1-4 or R-1-3*

Transportation Considerations

- *Clearfield City should, “determine if outlying potential development could degrade existing streets and consider actions to limit or concentrate future land-use densities if required.”*
- *Limited access of the neighborhood to Antelope Drive (highest traveled route in Clearfield).*
- *Likely will induce restrictions by UDOT for right-in and right-out only movements and installation of median barrier to prohibit left-hand turns.*
- *A connection could be provided to South Main Street with coordination with the Antelope Elementary/Davis School District.*
 - *Redesign of the parking lot to provide additional access in and out of neighborhood.*
 - *With the potential for left-hand turns prohibited at Antelope, the access to South Main could allow access to the signalized intersection at Antelope Drive and allow for the left-hand turns for west-bound traffic.*
- *Development should also include the property to the west (225 W. Antelope Dr.), or a future connection to that property for additional single-family development.*



Staff Recommendation/Conclusion

Based upon analysis of this request and the Clearfield City General Plan, staff recommends that the Planning Commission forward a recommendation of **DENIAL** to the Clearfield City Council for both the proposed general plan amendment request and zoning map amendment request. These recommendations are based upon the analysis of the staff report and the following findings:

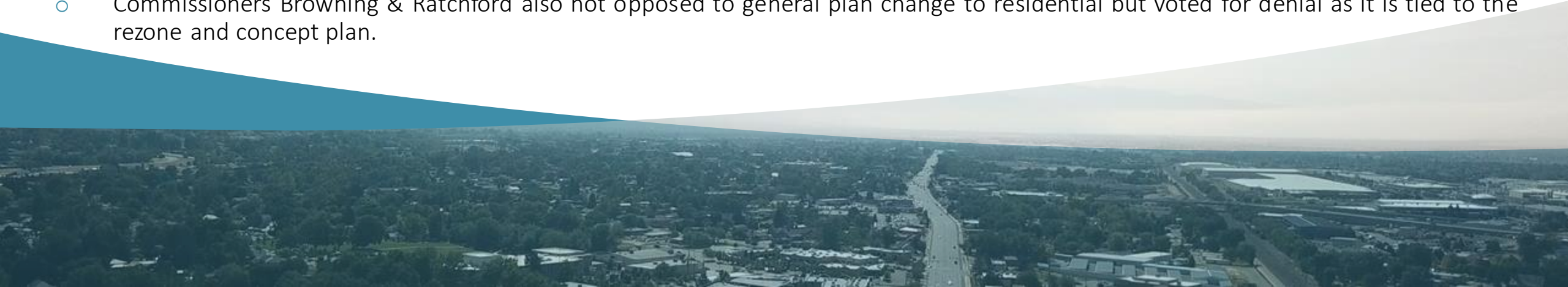
1. The proposed general plan and zoning map amendment is inconsistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.
2. The use of the R-3 & R-2 Zones to establish small-lot single-family neighborhoods is inconsistent with the purpose of the zone.
3. The General Plan was amended to allow for greater use of the R-1-6 Zone for residential single-family infill development and as an alternative to multi-family residential.

Planning Commission Recommendation General Plan Amendment

On November 3rd, 2021, the Planning Commission forwarded a recommendation of **denial of GPA 2021-090042**, to the Clearfield City Council, a general plan amendment by Pierre Languette with Axis Architects to change the general plan designation for the rear 5.62 acres from Commercial to Residential for the subject properties located at 175 W. Antelope Drive (TIN: 12-242-0009).

5-2 vote with Uccardi and Blackwood opposed to denial.

- Ongoing market demands for commercial/retail square footage less than in past.
- Need for additional housing and demand for smaller lot single-family residences.
- Commissioners Browning & Ratchford also not opposed to general plan change to residential but voted for denial as it is tied to the rezone and concept plan.



Planning Commission Recommendation Zoning Map Amendment

On November 3rd, 2021, the Planning Commission forwarded a recommendation of **denial of RZN 2021-090042**, to the Clearfield City Council, a zoning map amendment by Pierre Languette with Axis Architects to rezone the rear 5.62 acres from C-2 (Commercial) to R-3 (Residential) for the subject properties located at 175 W. Antelope Drive (TIN: 12-242-0009).

7-0 unanimous vote on rezone denial.

- Commissioners Uccardi, Blackwood, Browning and Ratchford each agreed that R-3 Zone should not be used for establishment of smaller lot single-family neighborhoods.
- Commissioner Blackwood recommended that the city look into adopting a smaller lot single-family zone like the R-1-4 or R-1-3 Zone concepts reviewed in the staff report.

