

ORDINANCE NO. 2023-11

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF PLEASANT GROVE CITY, REZONING APPROXIMATELY 2.6 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1018 SOUTH 1300 WEST FROM THE BMP (BUSINESS MANUFACTURING PARK) ZONE TO THE GROVE (COMMERCIAL SALES SUBDISTRICT) ZONE, WILL CLARK IS THE APPLICANT.

WHEREAS, the existing zone for the property located at approximately 1018 South 1300 West is BMP (Business Manufacturing Park) Zone; and

WHEREAS, the applicant intends to develop a commercial site plan for a gas station, changing the use of the land from light manufacturing intended uses to commercial sale uses; and

WHEREAS, on May 11, 2023 the Pleasant Grove City Planning Commission held a public hearing to consider the re-zone request; and

WHEREAS, at its public hearing the Planning Commission found that the rezone request was in the public's interest and considered that the application of The Grove - Commercial Sales Subdistrict Zone is cohesive with its surroundings and consistent with the written goals and policies of the General Plan; and

WHEREAS, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the rezone request be approved; and

WHEREAS, on June 6, 2023 the Pleasant Grove City Council held a public hearing to consider the request; and

WHEREAS, at its meeting the Pleasant Grove City Council was satisfied that the rezone request was in the best interest of the public and was consistent with the written goals and policies of the General Plan; and

WHEREAS, at its meeting the Pleasant Grove City Council approved the request to rezone approximately 2.6 acres located at approximately 1018 South 1300 West from the BMP (Business Manufacturing Park) Zone to the Grove Commercial-Sales Subdistrict Zone.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLEASANT GROVE:

SECTION 1. The approximate 2.6 acres located at approximately 1018 South 1300 West shall be rezoned from the BMP (Business Manufacturing Park) Zone to the Grove Commercial-Sales Subdistrict Zone; said property being described as shown on Exhibit "A".

SECTION 2. The Official Zoning Map showing such changes shall be filed with the Pleasant Grove City Recorder.

SECTION 3. The Pleasant Grove City Council finds that the zone change is in the best interest of the public and is consistent with the written goals and policies of the City's General Plan.

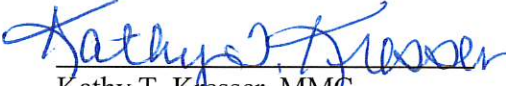
SECTION 4. SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses, or phases of this Ordinance.

SECTION 5. This ordinance shall take effect immediately upon its passage and shall be posted or published as required by law.

SECTION 6. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council or Pleasant Grove City, State of Utah, on this 6th day of June, 2023.


Guy L. Fugal, Mayor

ATTEST:


Kathy T. Kresser, MMC
City Recorder

(SEAL)



Exhibit "A"



Motion: Council Member Bullock
 Second: Council Member Jensen

ROLL CALL	Yes	No	Absent
Mayor Guy L. Fugal	_____	_____	_____
Dianna Andersen	<u>X</u>	_____	_____
Brent Bullock	<u>X</u>	_____	_____
Eric Jensen	<u>X</u>	_____	_____
Cyd LeMone	<u>X</u>	_____	_____
Todd Williams	<u>X</u>	_____	_____

CERTIFICATE OF POSTING ORDINANCE
Pleasant Grove City Corporation

I, the duly appointed recorder for the City of Pleasant Grove, hereby certify that a summary of the foregoing Ordinance No. 2023-11 was posted on the State (<http://pmn.utah.gov>) website on this 6th day of June, 2023.

Dated this 7th day of June, 2023.

Kathy T. Kresser
 Kathy T. Kresser, MMC, City Recorder



City Council Staff Report

Jun 6, 2023

Item 9B

REZONE

REQUEST	Request for a zone change from Business Manufacturing Park (BMP) to The Grove – Commercial Sales Subdistrict.	
APPLICANT	Will Clark	
ADDRESS	1018 South 1300 West	
STAFF RECOMMENDATION	Approve the proposed zone change	
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Background

The applicant is proposing to rezone approximately 2.626 acres of land from the Business Manufacturing Park (BMP) Zone to The Grove – Commercial Sales Subdistrict. The subject property is located northeast of S North County Boulevard and west of 1300 West (currently under construction) and is vacant. The applicant has requested a zone change to The Grove - Commercial Sales Subdistrict to adjust the permitted uses for the subject property.

Analysis

Intent Statements:

The intent of the current BMP Zone is to “...provide for a mixture of research, office, and certain specialized light manufacturing uses. The zone, located in the fringe area of the City in open, readily developable land, is intended to serve as a transitional area between the Grove Zone and the Manufacturing Zone; therefore, the zone is more restrictive than a conventional manufacturing zone yet it allows for a number of uses otherwise prohibited in the Grove Zone.”

The intent of the proposed Grove Commercial Sales Subdistrict is to “...create attractive grove district commercial areas, allowing for a mix of land uses including office, retail and civic/public, and utilizing the highest quality architecture and site design. The city council may also authorize residential uses above the first level of commercial buildings. Development in this subdistrict should contribute to the

creation of a unique "signature image" for the city that encourages pedestrian activity, social interaction and a quality shopping experience."

Conformance with Zoning Ordinances:

The applicant is requesting to construct a convenience store with gas pumps at this time, which would fall under Use #5532. This requested use is not permitted under the current BMP Zone; it is however listed as a permitted use within The Grove Commercial Sales Subdistrict. A rezone to The Grove Commercial Sales Subdistrict would not only affect the permitted uses for this property, but would also affect many other requirements such as landscaping, open space, and building design.

The BMP Zone permits uses such as textile manufacturing, printing and publishing, retail, financial offices, warehousing and storage facilities, professional services such as medical and office uses, educational and legal services, cultural activities, and entertainment assembly. Existing uses within this zone are typically schools, retail, printing and publishing, and light manufacturing in nature.

The Grove Commercial Sales Subdistrict permits uses such as hotels, retail, automobile sales, convenience stores with gasoline and general merchandise, eating places, financial offices, salons, gymnasiums, professional services such as medical and office uses, and entertainment assembly.

As mentioned earlier, the BMP Zone is provided to act as a buffer between The Grove Commercial Sales Subdistrict, which is a design district, and the Manufacturing Distribution Zone, which permits manufacturing and processing uses. The Grove Commercial Sales Subdistrict is intended to be a welcoming entrance into the City and provide attractive commercial opportunities that give Pleasant Grove a unique "signature image".

The subject property is located directly adjacent to The Grove Zone and will have access from North County Boulevard and 1300 West. North County Boulevard is considered to be a Principal Arterial by the 2040 Roadway Master Plan and generates a high volume of traffic. 1300 West, once the connection to N 2000 West is completed, will be considered to be a Collector street by the 2040 Roadway Master Plan.

Compatibility with surrounding property:

The property adjacent to the north is zoned BMP and has been developed with a printing and publishing building. The property to the east is zoned BMP and is vacant, although the properties to the southeast are within Lindon's city limits and developed with an event center and mortuary. The property to the southwest is zoned The Grove Interchange Subdistrict and is developed with an office building. The property to the west is zoned The Grove Commercial Sales and is vacant.

Conformance with General Plan:

On the 2022 General Plan Future Land Use Map (page 11), this area is located with The Grove Business Park area. The general plan states that "The Grove Business Park area is a subdistrict of The Grove and primarily contains the Doterra corporate campus, other office buildings, and retail uses. It is expected that remaining available land in this area will develop in a similar fashion." (General Plan, page 19) The proposed zone change is in conformance with the guidelines set forth by the General Plan.

Community Development 86 S 100 E Pleasant Grove, UT 84062 Phone: (801) 785-6057 Fax: (801) 785-5667 www.pgcity.org
Author: Jacob Hawkins - City Planner and Daniel Cardenas -- Community Development Director

Staff recommends the Planning Commission to forward a positive recommendation of approval for the rezone of the subject property from the Business Manufacturing Park (BMP) to The Grove Commercial Sales Subdistrict.

Recommendation from Planning Commission

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on May 11, 2023.

**5. Public Hearing: Rezone – Located at approx. 1018 South 1300 West
(Sam White's Lane Neighborhood)**

Public Hearing to consider the request of Will Clark for a zone change from Business Manufacturing Park (BMP) to The Grove - Commercial Sales Subdistrict, on Lot 5 of the Pen & Ink Subdivision Plat B, approximately 2.626 acres, located at approx. 1018 South 1300 West.

RECOMMEND APPROVAL

Motion: At the Public Hearing, Commissioner Butler moved the Planning Commission forward a recommendation of approval to the City Council for the request of Will Clark for the rezone of approx. 2.6 acres of property located at 1018 South 1300 West, from the Business Manufacturing Park Zone to the Grove Commercial Sales Subdistrict; and adopting the exhibits, conditions, and findings of the staff report.

Commissioner Patten seconded the motion.

The Commissioners unanimously voted "Aye". The motion carried.

Motion by: Commissioner Butler

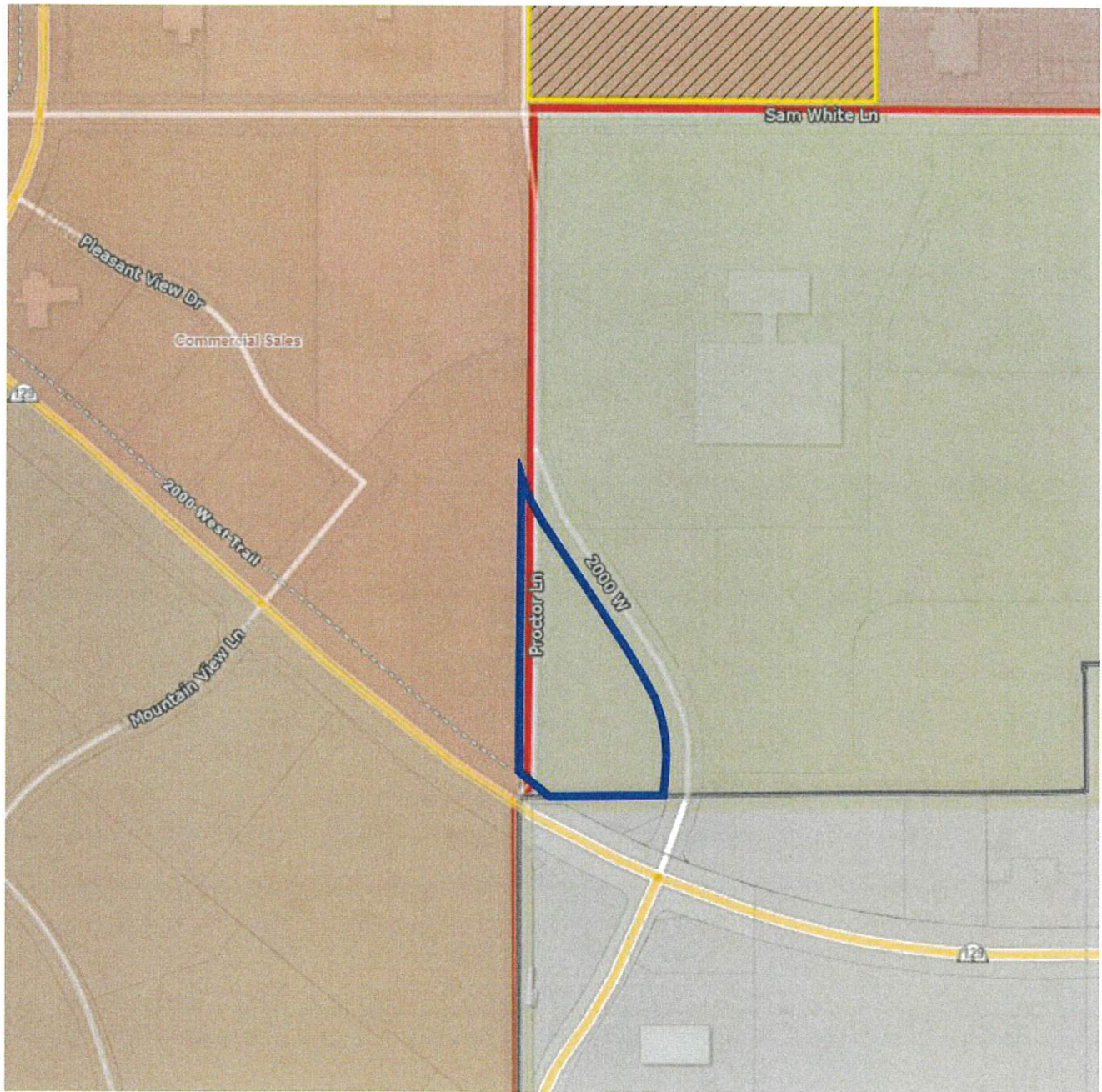
Seconded by: Commissioner Patten

AYE VOTES: Chair Phillips, Patten, Martineau, Fugal, Shirley, Butler

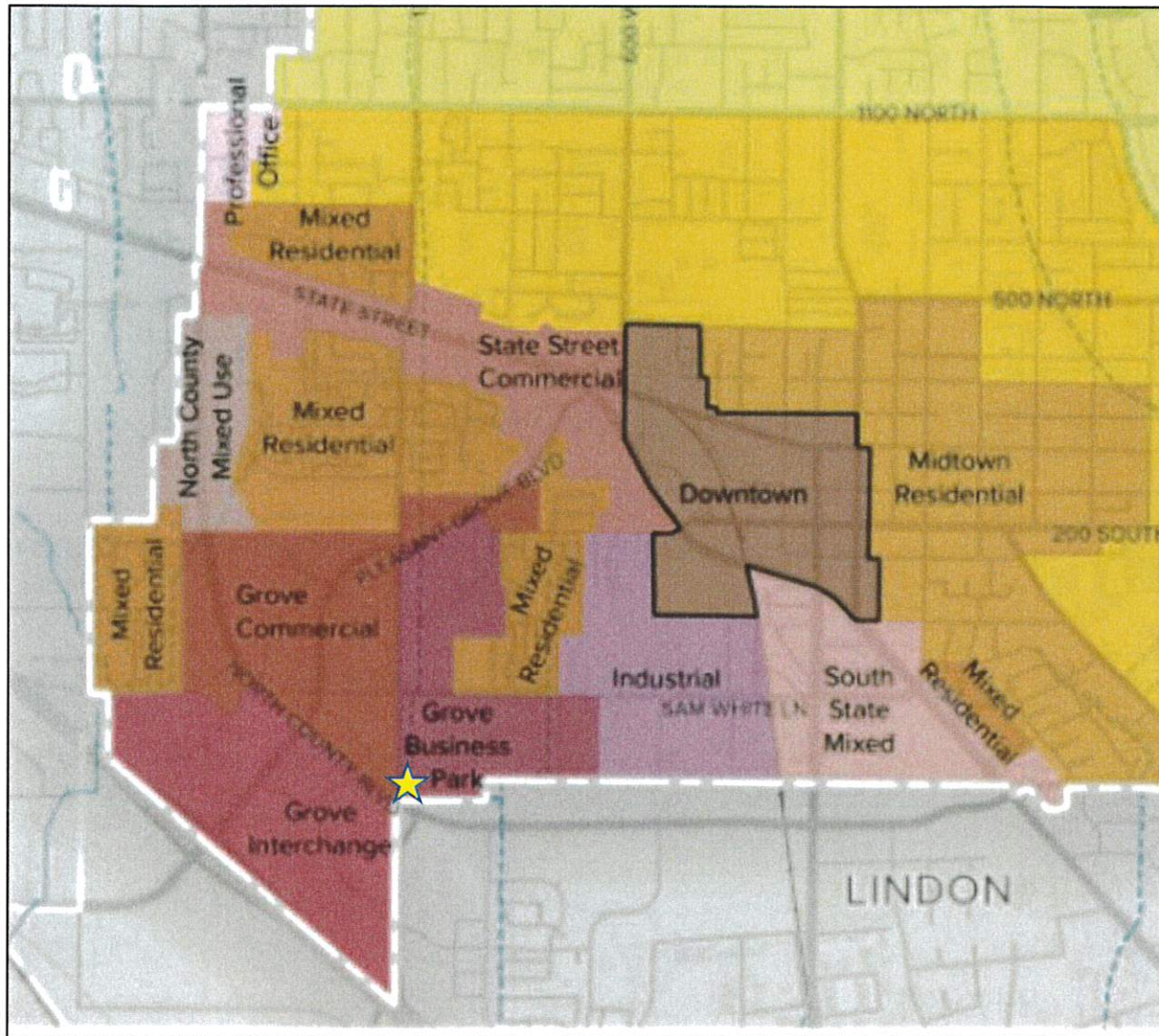
AERIAL MAP



ZONING MAP



GENERAL PLAN FUTURE LAND USE MAP DESIGNATION



★ = Subject Property

SUPPLEMENTAL ATTACHMENTS

(Tentative site plan provided by the applicant)

