

**Item:** \_\_\_\_\_  
**Fiscal Impact:** \_\_\_\_\_ N/A  
**Funding Source:** \_\_\_\_\_ N/A  
**Account #:** \_\_\_\_\_ N/A

**Budget Opening Required:**

**ISSUE:**

Application: #Z-6-2012  
Applicant: Dee Hansen  
Location: 5549, 5573, 5581 W 4100 S  
Size: 2.27 acres

**SYNOPSIS:**

Change zone from 'A' (agriculture) to 'C-1' (neighborhood commercial)

**BACKGROUND:**

Dee Hansen has requested a zone change on three parcels totaling 2.27 acres on the southeast corner of 5600 West 4100 South from A (agriculture) to C-1 (general commercial). Surrounding zones include C-1 to the west, RB (residential business) to the north, A to the east and R-1-7 (single family residential, minimum lot size 7,000 square feet) to the south. Surrounding uses include a vacant convenience store to the west, Walgreens on the northwest corner of the intersection, vacant land on the north and single family homes to the east and south. The property is designated as neighborhood commercial in the General Plan.

The Planning Commission reviewed this application back in November of 2012. At that time the proposed use for this corner was a retail building and convenience store with gas pumps. Following the Planning Commission's review and approval recommendation, Mr. Hansen asked that the application be put on hold while he worked on several issues. Mr. Hansen has now requested that the application be forwarded to the Council for consideration. The concept plan, which is included with the associated development agreement, has now changed to a CVS pharmacy. In addition to the concept plan, a letter from Mr. Hansen that supports this application is also attached.

UDOT will be widening the intersection at 4100 South and 5600 West as part of the Mountain View Corridor project over the next few years. Staff and the Planning Commission did not want to have landscaping installed only to have it be displaced once the roads were widened. The development agreement associated with this application will ensure that 20' of landscaping will be installed from the future right of way line.

**RECOMMENDATION:**

The Planning Commission recommends approval subject to a development agreement.

**SUBMITTED BY:**

Steve Pastorik, Assistant CED Director