

Item: _____
Fiscal Impact: _____ N/A _____
Funding Source: _____ N/A _____
Account #: _____ N/A _____
Budget Opening Required:

ISSUE:

Application: #Z-1-2015
Applicant: West Valley City
Location: Approximately 3001 W 3500 S
Size: 3.5 acres

SYNOPSIS:

Change zone from ‘C-2’ (general commercial) and ‘R-4-8.5’ (residential 4-plex) to ‘CC’ (city center).

BACKGROUND:

West Valley City has requested a zone change for 11 parcels totaling 3.5 acres at 3001 West 3500 South from C-2 (general commercial) and R-4-8.5 (residential 4-plex) to CC (City Center). Surrounding zones include R-4-8.5 to the south, CC to the east, C-2 to the north and a portion of the west and RM (residential, multi-family) for the remaining west portion. Surrounding land uses include the Aspen Village Apartments to the west, commercial uses to the north, the Embassy Suites Hotel to the east and a duplex (that will soon be demolished) and vacant property to the south. The subject property is designated as retail/office north of Weigh Station Road and very high density residential south of Weigh Station Road in the Fairbourne Station Vision which is part of the West Valley City General Plan.

The 11 subject properties are all located within the City Center RDA which was established in 2004. All 11 parcels are owned by the West Valley City Redevelopment Agency. Of the 11 parcels, 7 had buildings on them that were recently demolished and 3 still have buildings on them. The remaining 3 buildings will be demolished between now and July.

The subject parcels were acquired by the RDA to facilitate additional redevelopment within Fairbourne Station. These properties are needed to extend Weigh Station Road to the west, develop a new commercial use along 3500 South and build a new road at 3030 West between 3500 South and Lehman Avenue. Extending the CC Zone to these parcels is necessary to accommodate the anticipated commercial use along 3500 South and to ensure consistency within Fairbourne Station.

RECOMMENDATION:

The Planning Commission and staff recommend approval.

SUBMITTED BY:

Steve Pastorik, Planning Director/Assistant CED Director