

Z-2-2015**Anderson Wahlen & Associates****4049, 4061 and 4095 S 5600 W and 5576 W 4100 S****RB to C-1****3.1 acres**

Anderson Wahlen & Associates has requested a zone change on five parcels totaling 3.1 acres on the northeast corner of 5600 West 4100 South from RB (residential business) to C-1 (neighborhood commercial). Surrounding zones include C-2 (general commercial) to the west, RB to the north and east and C-1 to the south. Surrounding uses include the Smiths and Lowes anchored Legacy shopping center to the west, a church to the north, a largely vacant property to the east and two homes and a vacant parcel to the south. The property to the south was recently rezoned from A (agriculture) to C-1 where a CVS pharmacy is proposed. The property is designated as non-retail commercial in the General Plan.

UTA operates two bus routes (F556 and 47) along this portion of 5600 West and one route (41) along 4100 South.

Development Proposal

The applicant has submitted a concept plan, which is attached, that shows the proposed use for this corner as an America First Credit Union branch and retail building. Also attached is a letter from applicant that supports this application. The existing RB zone allows for financial institutions like America First Credit Union but does not allow a retail building.

The concept plan shows the development setback well over the required 20' to accommodate future road widening planned along 5600 West and 4100 South. As part of the extension of the Mountain View Corridor from 5400 South to 4100 South, UDOT will be widening the intersection of 4100 South and 5600 West to accommodate double left turns. This project will begin in 2016 and be completed in 2017. By way of background, the next section of the Mountain View Corridor from 4100 South to SR-201 was recently funded and will be under construction in 2018.

When considering this rezone application, the following information is helpful background:

- The other three corners of this intersection are zoned C-1 or C-2.
- This property is not directly adjacent to R-1 zoning.
- Traffic volumes at this intersection are anticipated to increase once the Mountain View Corridor extension to 4100 South is completed in 2017.

Staff Alternatives:

- Approval subject to a development agreement that requires 20' of landscaping from the future property lines along 5600 West and 4100 South based on the anticipated widening from UDOT.
- Continuance, for reasons determined at the public hearing.

- Denial, the General Plan calls for non-retail commercial.

Applicant:

Jeff Randall

2010 N Redwood Road

Discussion: Steve Pastorik presented the application. Jeff Randall, representing the applicant, indicated that C-1 zoning should be a good fit for the area with traffic, future road widening, and other uses surrounding 5600 W and 4100 S. He stated that the property is surrounded by RB zoning to the north and east which will provide a good buffer to residential. Jack Matheson asked if UDOT will be providing bus turnouts. Mr. Randall replied no.

Motion: Commissioner Winters moved for approval subject to a development agreement that requires 20' of landscaping from the future property lines along 5600 West and 4100 South based on the anticipated widening from UDOT.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Vice- Chairman Meaders	Yes

Unanimous-Z-2-2015- Approved