

PLANNING COMMISSION STAFF REPORT

SUBJECT: Ron Wood Park Zoning Map Amendment.

SUMMARY: Ron Wood Park Rezone; 5952 West New Bingham Highway; Rezone 28.09 acres from R-1-14F (Single-family residential 14,000 square foot lots) Zone to P-F (Public Facilities) Zone; City of West Jordan (applicant) [Larry Gardner #21521; parcel 26-02-100-029, 042, 043, 033]

STAFF RECOMMENDATION: Staff Recommends approval of the Rezoning of 28.09 acres from R-1-14F (Single-family residential 14,000 square foot lots) Zone to P-F (Public Facilities) Zone.

MOTION RECOMMENDATION ZONING MAP: “Based on the information and findings set forth in the staff report and upon the evidence and explanations received today, I move that the Planning Commission forward a positive recommendation to the City Council for this application”.

Prepared by:

Larry Gardner
Larry Gardner (Jun 29, 2020 08:32 MDT)

Larry Gardner AICP
City Planner

Reviewed by:

Nate Nelson
Nate Nelson (Jun 29, 2020 09:14 MDT)

Nate Nelson PE
City Engineer

Reviewed by:

Duncan Murray
Duncan Murray (Jun 29, 2020 09:52 MDT)

Duncan Murray
Assistant City Attorney

I. BACKGROUND:

The map amendment will rezone 28.09 acres of property that is part of Ron Wood Park from R-1-14 to Public Facilities. The rezone will make the use match the property's zoning.

II. GENERAL INFORMATION & ANALYSIS

The subject property's surrounding zoning and land uses are as follows:

	Future Land Use	Zoning	Existing Land Use
North	Parks and open land	PF	Park
South	Office	P-O	Treatment Center
West	Medium Density Residential	R-1-10	Residential
East	Public Facilities	PF	Water Tanks, Animal Shelter, Dog Park

III. FINDINGS OF FACT

Section 13-7D-7(A): Amendments to the Zoning Map

Prior to recommending approval of an amendment to the Zoning Map, the Planning Commission shall make the following findings:

Criteria 1: *The proposed amendment is consistent with the purposes, goals, objectives, and policies of the City's General Plan.*

Discussion: The zoning map amendment is a "housekeeping" item that will make the properties zoning consistent with the use. The change is compatible with the General Plan

Finding: The proposed amendment is consistent with the purposes, goals, objectives, and policies of the City's General Plan.

Criteria 2: *The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.*

Discussion: The use of the property will not change with this amendment.

Finding: The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.

Criteria 3: *The proposed amendment furthers the public health, safety and general welfare of the citizens of the city.*

Discussion: The changes in of zoning will not harm the public health, safety or welfare of the city as a whole.

Finding: The proposed amendment furthers the public health, safety and general welfare of the citizens of the city.

Criteria 4: *The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.*

Discussion: The impact on public utilities and services will not change because of the amendment.

Finding: The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.

Criteria 5: *The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.*

Discussion: N/A

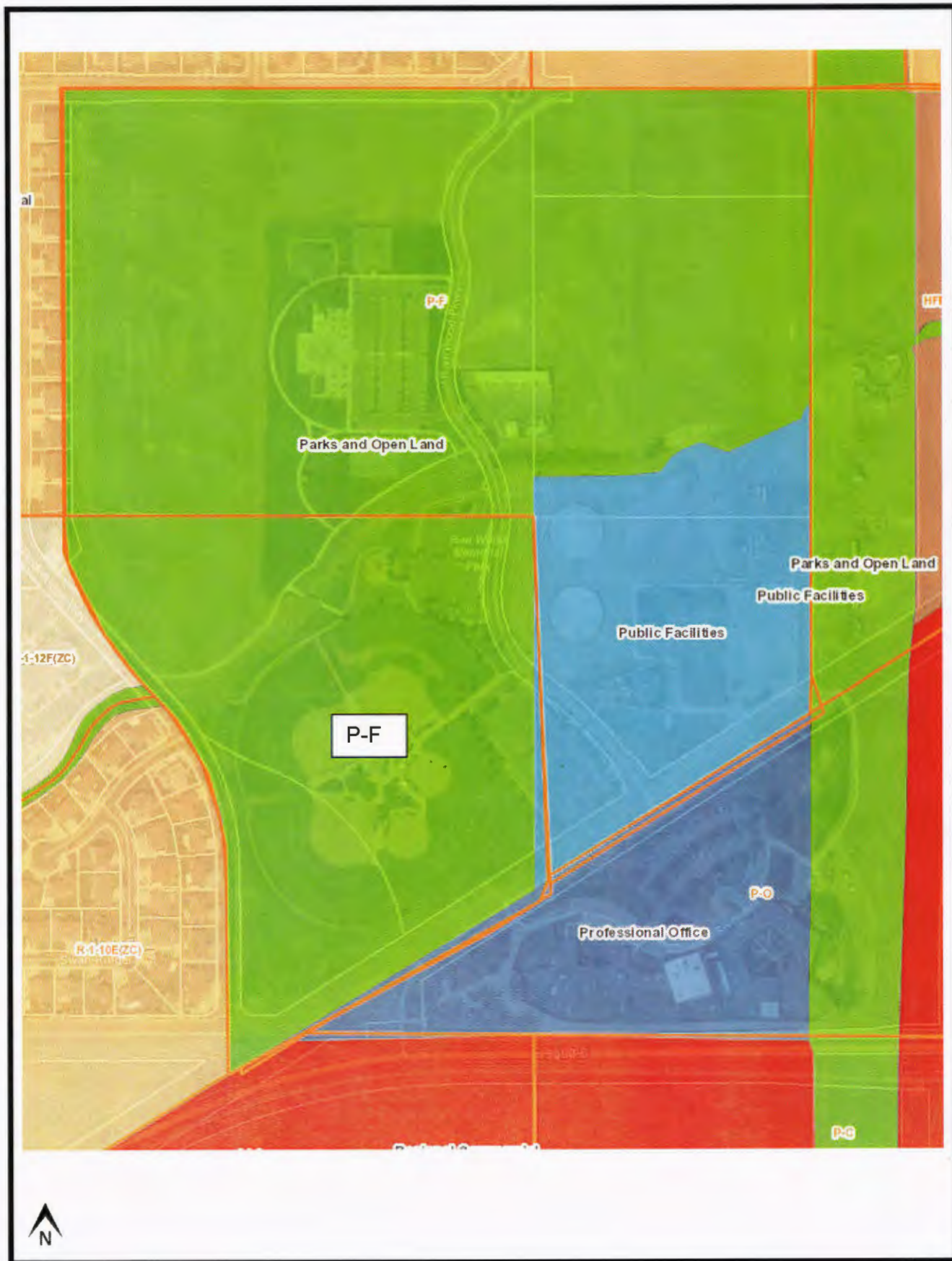
Finding: N/A

IV. ATTACHMENTS:

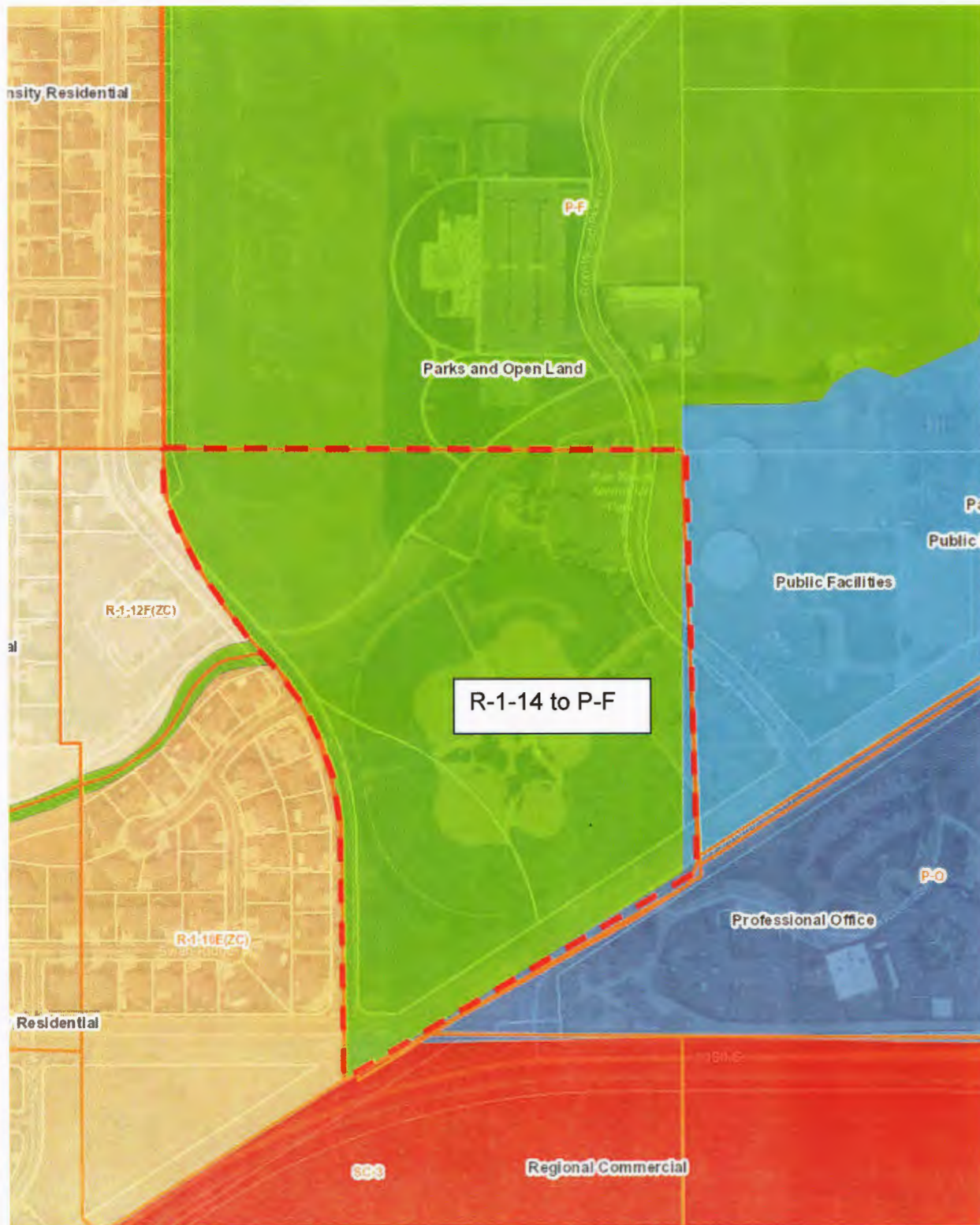
1. Zoning and Land Use Map
2. Proposed Change
3. Aerial



Zoning and Land Use Map



Proposed Change



Aerial

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