



**PLANNING COMMISSION
STAFF REPORT**

Agenda Item 3
August 10, 2021

August 9, 2021

TO: Planning Commission Members

FROM: Josh Yost

RE: Springville Community Development requests a zone map amendment for Parcel 26:041:0068 located at approximately 700 South and 950 West from the R1-10 Zone to the Traditional Neighborhood Development Overlay Zone.

Petitioner: Springville Community Development

Summary of Issues

Does the proposed zone map amendment adhere to the General Plan and further the orderly development of the city?

Background

This zone map amendment application is the first application of the Traditional Neighborhood Development Overlay Zone. The Westfields Central project is a traditional neighborhood development of 20 acres at 700 South and 950 West that as described in the Zone Text Amendment staff report, has been in design development for over 18 months.

Analysis

The proposed zone map amendment adheres to the General Plan and the Westfields Community Plan as it provides for the flexibility for a new neighborhood plan to be proposed that addresses the specific goals and objectives of those plans.

Although the approval of this application would apply the TND overlay to the subject property, it does not entitle any development. The new neighborhood plan still must be approved through the legislative process for a land use application. The Planning Commission will review the plan and make a recommendation to the City Council.

Staff Recommendation

Staff finds that the proposed zone map amendment adheres to the General Plan and retains legislative discretion in the adoption of the ultimate new neighborhood plan for the subject property.

Recommended Motion

Move to recommend approval of the zone map amendment for Parcel 26:041:0068 located at approximately 700 South and 950 West from the R1-10 Zone to the Traditional Neighborhood Development Overlay Zone.

Subject Property Map

