



NORTH OGDEN CITY

SETTLED 1851

Staff Report to the North Ogden City Planning Commission

SYNOPSIS / APPLICATION INFORMATION

Application Request: Public Hearing on a legislative application to rezone property for land located at approximately 281 East Pleasant View Drive from Century Farm Zone to Multi-family Residential (R-4).

Agenda Date: April 3, 2024

Applicant: John Hansen

File Number: ZMA 2024-01

PUBLIC NOTICE:

Mailed Notice: N/A

City Website: March 29, 2024

PROPERTY INFORMATION

Address: Approximately 281 East Pleasant View Drive

Project Area: Approximately 6.35 Acres (276,573 Sq. Ft.)

Current Zoning: Century Farm Zone (small lot residential)

Proposed Zoning: Multi-family Residential (R-4)

Existing Land Use: Agriculture / Vacant

Proposed Land Use: Residential

Parcel ID: 18-055-0044, 18-048-0045

ADJACENT LAND USE

North: Residential / Vacant	South: Residential / Commercial
East: Commercial / Institutional	West: Residential / Agriculture

STAFF INFORMATION

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APPLICABLE ORDINANCES

North Ogden Zoning Ordinance Title 11-2-17: ZONE MAP AND/OR TEXT AMENDMENT

North Ogden Zoning Ordinance Title 11-8-2: BOUNDARIES OF ZONES

North Ogden Zoning Ordinance Title 11-9: ARTICLE N: CENTURY FARM ZONE

North Ogden Zoning Ordinance Title 11-9: ARTICLE E & F: MULTI-FAM RESIDENTIAL ZONE R-3 & R-4

LEGISLATIVE DECISION

When the City is considering a legislative matter, the Planning Commission is acting as a recommending body to the City Council. The City has wide discretion in taking legislative action. Examples of legislative actions are general plan, zoning map, and land use text amendments. Legislative actions require that the Planning Commission give a recommendation to the City Council. Typically, the criteria for making a decision related to a legislative matter, requires compatibility with the general plan and existing codes.

BACKGROUND

In 2021 and 2022 John Hansen group worked with North Ogden City to develop the Century Farm Zone for the subject property. This zone permits small lot single family housing. The developer has worked diligently to bring a small lot single-family product to market but has been unable to develop the property. Based on information provided in a narrative (see Exhibit A), the developer has revised the property proposal and is now asking to rezone the property to multi-family. A concept of a townhome development is attached (see Exhibit B).

The developer met with the Planning Commission in a work session on March 20, 2024 to gather feedback prior to this formal Public Hearing on April 3, 2024. Staff will prepare a comprehensive Staff Report for consideration at the Public Hearing.

GENERAL PLAN GUIDELINES

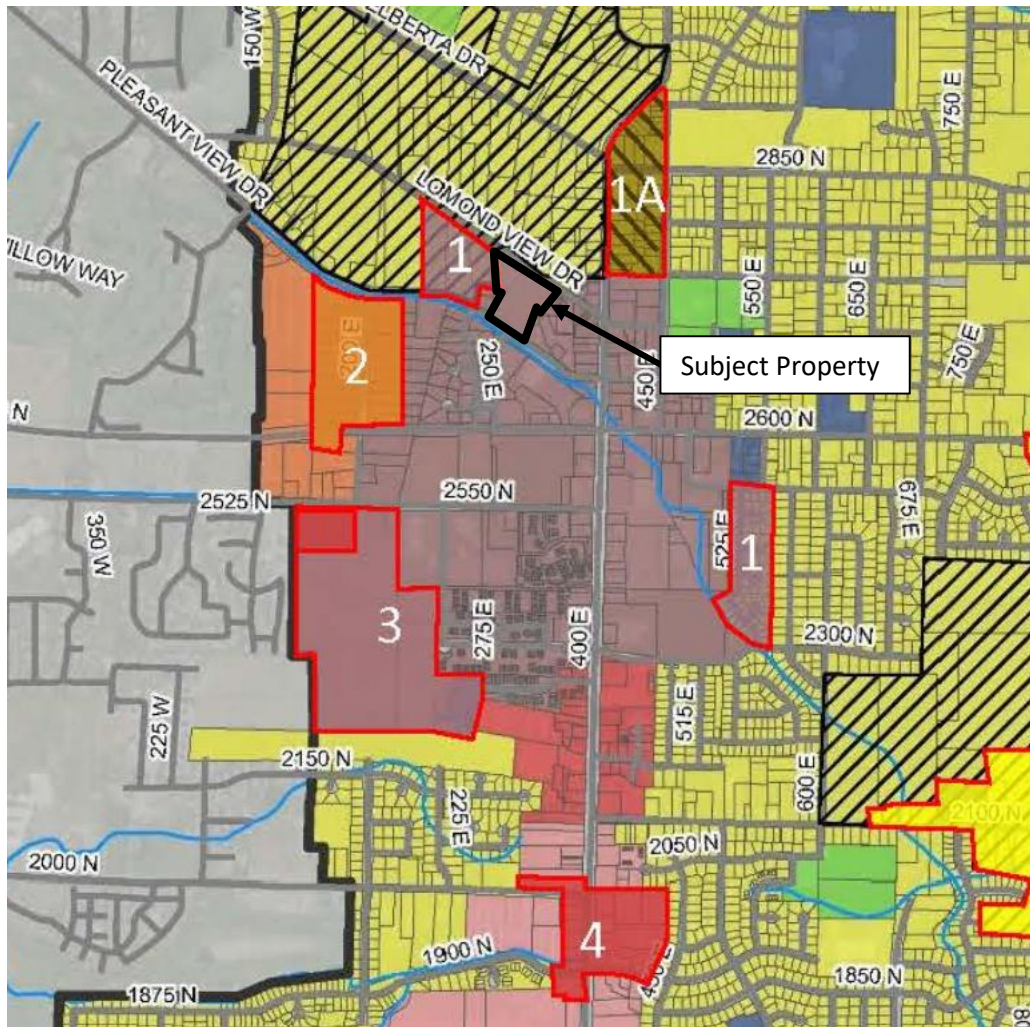
Zoning and Land-Use Policy

The following policy consists of general statements to be used as guidelines. Such guidelines may on occasion conflict, when several are compared. In such cases, the Planning Commission should prioritize the guidelines as they pertain to the specific parameters of the issue which is pending. All zoning requests should first be evaluated for their compliance with the General Plan.

General Guidelines:

- A definite edge should be established between the types of uses to protect the integrity of each use, except where the mixing of uses is recommended in the General Plan.

Staff Comment: The proposed use sits within the [General Plan "Down Town Mixed Use" land use category](#). The property is on the northern edge of that land use designation with the definite edge being Lomond View Drive on the north. Lomond View is the line established in the General Plan between "Down Town Mixed Use" and "Residential Low Density" as seen on the screen shot below. The proposed rezone would change the zoning district for the property from small lot single-family Century Farm Zone to multi-family R-4 Zone. The General Plan permits several zoning districts within the broader land use categories, and multi-family zones are listed in the General Plan as potential zones. This does not obligate the Planning Commission or City Council to complete the legislative act of rezoning, but the Planning Commission and City Council can find the rezone to be in compliance with the General Plan.



- Zoning should reflect the existing use of property to the greatest extent possible, unless the area is in transition or is in conflict with the General Plan.

Staff Comment: This is a long-standing farm property. This area of the City has been transitioning over the past several years with new housing and commercial development as property owners sell and develop their land. Projects like Cherry Springs Villas to the west, and the City’s desire to develop the 2600 North corridor as commercial are both taking place on former farm land. As the City grows in population these areas will inevitably change. It is safe to say that this area has been in transition.

- Where possible, properties which face each other across a local street, should be the same or a similar zone. Collector and arterial roads may be sufficient buffers to warrant different zones.

Staff Comment: This rezoning would establish Lomond View Drive as the separation between zones on the north, and Pleasant View Drive as the separation between zones on the south. The developer should consider how the multi-family project faces the street on Lomond View Drive to reduce impacts on the large lot single family homes across the street. There are areas within our community where these transitions must take place. Zoning cannot exist in a bubble, and at times there will be compatible but different uses adjacent to each other. Along this same corridor there

are already commercial uses on near Washington Boulevard, Civic Uses with the Public Works Site, and unincorporated Weber County land. There is a mix of uses in the immediate area, and Staff's opinion is that townhomes along Lomond View Drive can be found compatible with the single-family homes across the street.

- Zoning boundaries should not cut across individual lots or developments (i.e., placing the lot in two separate zones). Illogical boundaries should be redrawn to follow property or established geographical lines.

Staff Comment: The proposed zone change would not cut across individual lots.

Residential Guidelines:

- Avoid isolating neighborhoods.

Staff Comment: The proposed zone change remains residential and will be an extension of the residential to the north. Multi-family housing is a viable buffer between commercial and single-family areas. The development will not isolate any existing neighborhoods.

- Require excellence in design.

Staff Comment: The developer is known to produce quality work and design. The developer is currently working with various home builders to assure they have a viable product to bring to market that fits the concept plan shown in Exhibit B.

- Consider development agreements to assure higher quality development.

Staff Comment: The Century Farms small lot single-family zone has a Development Agreement outlining open space requirements and a contribution for a park from the developer. Staff recommends retaining those requirements and specifying them in a new Development Agreement tied to the property.

STAFF RECOMMENDATION

Conduct the public hearing, consider the information presented, and make a recommendation to City Council for approval or denial of the requested rezone.

EXHIBITS

- A. Applicant Narrative and Explanation
- B. Concept Plan
- C. Weber County Plat

MAP

