

City Council Agenda Report for 10/26/16: Request to amend the City General Plan Land Use Map to change the land use designation from Main Street Commercial to Mixed Use Residential on 2.09 acres located on the west side of Lava Flow Drive and south of Santa Clara Drive.

Applicant: State Trust Lands Administration (SITLA)
Representative: Kyle Pasley, SITLA and Wes Davis, buyer

Background: The City has received an application from Utah State Trust Lands Administration and Mr. Wes Davis, property agent, to amend the City General Plan Land Use Map by changing the land use designation from Main Street Commercial to Mixed Use Residential on approximately 2.09 acres located on the SW corner of Santa Clara Drive and Lava Flow Drive (wraps around the small restaurant). The applicant proposes to have the City General Plan and later the zoning changed to allow for a mixed use project which includes both residential and commercial buildings. This request was originally considered by the PC in December of 2015. The PC at that time recommended denial of the request. The City Council recommended a neighborhood meeting to discuss land use options for the property and at that time, Mr. Kyle Pasley, with SITLA offered to have a study done by a land use planning consultant to study and recommend potential uses for the ten-acre property owned by SITLA (8 acres on the east side of Lava Flow Drive and 2 acres are located on the west side of Lava Flow Drive). That study was completed in June of this year by the IBI Group which is a planning and engineering firm. The report provides four development alternatives for the entire ten acres. Mr. Kyle Pasley, SITLA staff representative reviewed those four alternatives at the PC meeting. While the suggested alternatives vary significantly for the 8 acres on the east side of Lava Flow Drive, for the 2 acre parcel on the west side of Lava Flow Drive, three of the four alternatives suggest residential development. The applicant intends to develop townhomes or apartments on the property fronting Lava Flow Drive and proposes a commercial building for the property which fronts Santa Clara Drive (approximately a half acre).

The purpose of the City General Plan is to be a rough blueprint for future development; to conceptually layout the city where various land uses can be located which make sense for traffic flow and compatibility with other land uses. Most of the commercial land area within Santa Clara city is located near the east end of Santa Clara Drive (near the border with St George City), and around the new Harmons store at the corner of Rachel Drive and Pioneer Parkway. Some additional commercial area is proposed within the Santa Clara Historic District along Santa Clara Drive.

Details related to the proposed residential & commercial project would come with a rezoning request since zoning is typically the stage at where proposed project details are brought forth and considered. The General Plan is a conceptual layout of proposed land uses as determined through a planning process ultimately approved by the City Council.

PC Recommendation: The PC recommends approval of the amendment to the General Plan to change the land use designation from Main Street Commercial to Mixed Use Residential for the 2.09 acres located on the west side of Lava Flow Drive.