

AGENDA TOPIC: Hearing, review and action on a zone map amendment for property located at 860 East 930 South, from the PI-1 (Planned Industrial) to the PC (Planned Community) zone.

ACTION REQUESTED: Recommendation of approval for the zone map amendment.

BACKGROUND INFORMATION					
Location:		860 East 930 South			
Applicants:		Woodbury Corp.			
Existing Land Use:		Vacant			
Proposed Land Use:		Commercial			
Surrounding Land Use:	North	Agriculture			
	South	Commercial			
	East	School			
	West	Commercial			
Existing Zoning:		PI-1 (Planned Industrial)			
Proposed Zoning:		PC (Planned Community)			
Surrounding Zoning:	North	PC (Planned Community)			
	South	PI-1 (Planned Industrial)			
	East	Mixed Housing (Pleasant Grove City)			
	West	PI-1 (Planned Industrial)			
Land Use Plan Designation:		Planned Community			
Zoning within Land Use Plan Designation?		x	Yes		No

Background

The proposed zone map amendment is for the northwest corner of the intersection at 860 East and Utah Valley Drive. Woodbury Corporation proposes the zone be amended to the PC (Planned Community) zone in order to be consistent with the adjoining PC designation (to the north). The four parcels under consideration are proposed for combination with the parcel directly north to create one commercial/warehouse site.

The overall concept plan for the area (Lake City Row) was recently amended, allowing office/warehouse type uses within this phase of the overall plan. Upon approval of a zone map amendment, a site plan application will be brought to the Planning Commission for consideration and recommendation.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the zone map amendment, subject to any conditions listed in the Engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the zone map amendment.

TABLE

Mr. Chairman, I move that we table action on the zone map amendment.