

SEPTEMBER 15TH, 2020

PLANNING COMMISSION MINUTES

Planning Commission Meeting

Minutes of Morgan City Planning Commission WORK and GENERAL combined meeting held in open public session electronically on September 15th, 2020 at 7 p.m.

MINUTES

SEPTEMBER 15TH, 2020 7:00 PM

MORGAN CITY COUNCIL ROOM

MEETING CALLED BY	Chair Nathan McClellan.
MEMBERS	Jasson Ackett, Jim Brown, Wes Woods, Dave Carter.
EXCUSED	George Hopkin, Lance Prescott.
CITY STAFF	Mayor, Ray Little; Council Member, Tony London; City Council Member David Alexander; City Planner, Weston Applonie; City Planning Attorney, Steve Garside; City Manager, Ty Bailey.
OTHERS PRESENT	Klint Heywood, Jeffery Hogan, Blaine Freestone, Norm Dahle, Andrew Glnocchio, Pamela Huerta, Cody Howe, Seth Dahle, Leeah Dahle, Marinda Birt, Darrell Rupp, Cheryl Rupp, Doug Wickcliff, Karen Wickcliff, Kara Nelson, Steve Winn, Mathias Rupp, Tim Witte, De-Fang dou, Dan Dickson, Cody Payne, Rachel Turk.
INTRODUCTION	Chair, Nathan McClellan welcomed all that joined from the electronic meeting room. Nathan advised the group that the meeting will be a video as well as audio recording. That the video and audio will be on the Morgan City website as well as you tube account and will be a permanent record.

COMBINED WORK AND GENERAL SESSION

MINUTES APPROVAL

August 18th, 2020

DISCUSSION	Nathan asked the Commission if they had a chance to review and had any comments. City Council member David Alexander asked for a correction on a typing error.
MOTION	Wes Woods moved to approve the minutes of August 18 th , 2020 with the typographic error correction. Second: Jim Brown Role Call: Jim Brown-Aye Wes Woods-Aye Jasson Ackett-Aye Dave Carter-Aye Nathan McClellan-Aye

ITEM #1

PUBLIC HEARING-REZONE REQUEST FROM AGRICULTURAL TO SINGLE FAMILY-APPROXIMATELY 550 NORTH 400 WEST-11.25 AC. PARCEL #04-149-15.

OPEN PUBLIC HEARING	Nathan opened by discussing the challenges of a public hearing in a virtual setting. Nathan addressed the attendees indicating the preference is that participants stay on mute and then click the raise hand button to make their statement. Nathan asked that the comments are regarding the rezone application only and that comments are to be three minutes or less. Nathan asked the Commission members to wait until the public hearing is finished and then the members will be able to weigh in on the application. Chair Nathan McClellan declared the Public Hearing rezone request from Agricultural to single Family designation approximately 550 North 400 West 11.25 acres parcel #40-149-15 open.
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**PUBLIC
HEARING**

Darrel Rupp asked as the applicant, are they supposed to do an oral presentation or does the meeting proceed to public comment. Nathan stated Darrel had a good comment and directed the applicant to proceed with a presentation of the purpose of the rezone request. Darrel stated he has an advisor Norm Dahle which will address the Commission. Mr. Dahle was having difficulties participating in the electronic meeting and was unable to obtain audial. Mr. Rupp had Norm speak through Darrell's cell phone to the virtual meeting group attendees.

Norm Dahle stated he lives in Salt Lake City and has been asked by the Rupp's to help with the project. The General Plan indicates the area to be low density. In order to understand the desires of the City, our group had scheduled a meeting with City staff. The City does require a development review meeting prior to any application. At that meeting, our group presented three different scenarios. From the input of that meeting, the group designed the submittal before the Commission tonight. Norm stated they had been in contact with the residents along 400 West and that the Rupp's were an instrumental part of that development on the west side of 400 West by providing the land for said development. The subdivision is a concept drawing indicating a subdivision is pliable. The development group is aware as the process continues, the concept drawing will change to meet the requirements of the City Standards and Code. The development is consistent with the General Plan and reflexes the City's Ordinances and statutes as outlined in the General Plan as well as a good utilization of the property. The group did anticipate a concern with the lot size and utilized the layout to have larger lot size that abuts property. Norm continued reiterating compliance with the General Plan and the effort in the design to accommodate concerns the City and its residents might have.

Chair, Nathan McClellan indicated this is simply a Public Hearing for rezone from Agriculture to Single Family Residential with the applicant requesting a zoning designation of R-1-10; that he is aware of concerns regarding the concept drawing of the subdivision. Commission does not make the final decision, only a recommendation to the City Council regarding the rezone request. The City Council will be the Legislative body that will make the final decision. Nathan opened the meeting for public comment.

Steve Winn-Steve is a homeowner on 400 West across from the proposed subdivision. The items Steve wanted to bring to this conversation is the entrance and exit and the zoning with the look and feel it will bring to the community. Steve stated he is concerned with the entrance and exit as 400 West is currently a dead-end road with Island Road being the only entrance and exit for an additional 30 homes. Steve feels the area has a rural feel and should incorporate transition points and yet the surrounding housing has ½ to 1 acre lots. Steve is not opposed to a subdivision; it is that the application is for an R-1-10 density and would prefer an R-1-20 density which is already the zoning across the street on 400 West. Another concern is the frontage requirement. Steve stated he does not like to see shoulder-to-shoulder housing which the proposed zoning requires 80ft of frontage. Steve's preference is 100ft of frontage requirement.

Andrew Ginocchio-Andrew lives on Larkspur Lane and is concerned with the entrance which is currently only a one way onto Island Road and is also concerned with added traffic. Andrew discussed his concern with safety for the kids on Island Road/300 West going back and forth from school on an already narrow road with an increase of 60 plus cars twice a day added to the mix. Mr. Ginocchio would be behind the development if it was contingent upon finishing 400 West to the south. Fully support making it into residential.

Cody Howe-Cody is a resident on 400 West. Cody indicated his primary concerns have already been talked about. Cody reemphasized that he would be more onboard if the zoning designation would be that of an R-1-20 with bigger lots sizes and frontages to match the surrounding area. Cody has concerns with safety for the kids with the added traffic as the area is not in the busing zone for school and the kids walk to school.

Nathan stated that Tim Witte's hand is raised and before Mr. Witte speaks, Nathan indicated Tim had sent an email on behalf of the residents in the area regarding the rezone application. Mr. McClellan asked Mr. Witte to read his comments for the record.

Tim Witte-Tim stated they met as a neighborhood and submitted a letter with 10 items. Tim indicated he did not have the letter with him but would summarize. The group had no issue with the land being developed. The most concern was the traffic and urged the commission to request a second access. Another concern was the size of lots did not fit with the surrounding property. The property around the development ranges from ½ acre lots to 1 acre lots and then farming fields. The next concern was frontage. The houses west on 400 West have frontage of 100 feet. This project only has frontage of 80 feet and are concerned with the look of the houses on the lot and the size of the homes could be an issue. The group felt a sidewalk would be in order and was not shown on the concept plan. The group brought up the concern with traffic, safety and over crowding of the already full school system.

Ron Wilder reiterated the concerns that were brought up from the group meeting that Mr. Witte shared. Mr.

	<p>Wilder added comments regarding concern for the use of housing farm animals.</p> <p>Dan Dickson added a voice of safety concerns with only one way in and out as well as lots should mirror the development to the west that being R-1-20.</p> <p>Jeffery Hogan commented on the safety concerns with the amount of homes place with only one access. Would prefer larger lots.</p> <p>Norm Dahle representing the Rupp family address the public hearing indicating traffic impact for any sort of development will always be a concern. Upon reviewing the zoning map, the development would be in line for transitioning as the zoning from the east to the west would be R-1-8 on 300 West, Rupp development R-1-10 and concluding 400 West on the west side as R-1-20. Mr. Dahle discussed cost for development and improvements and the different alternatives for people to afford housing. Norm had a concern with larger lots allowing future development in the form of flag lot housing.</p> <p>Darrel Rupp stated he understood the concern of safety on Island Road and that they anticipated having a sidewalk on the proposed development.</p> <p>Cheryl Rupp discussed that in 2004, the Rupp's gave a right of easement so that the development on the west side of 400 West could occur.</p> <p>Nathan summarized Public comment concerns as being; only one exit and entrance until future development occurs, size of lots not being consistent with the surrounding uses, transitioning, frontage requirement concerns, extra traffic, disruption of use for farm animals and additional burden placed on over crowded schools.</p> <p>Diane Dickson stated her frustrations that the City does not even have a General Plan and that the City allows developers to come in and do what ever they want. Chair McClellan took the opportunity to explain that there is a written General Plan with a General plan map, (the map was in the notice of public hearing letter) and explained the process of rezoning to the group.</p> <p>The Commission had additional public comments from; Dan Dickson, Tim Witte, Cody Howe, Heywoods and Huertas that mirror comments made previously. No new concerns were presented.</p>
CLOSE PUBLIC HEARING	<p>Chair Nathan McClellan declared the Public Hearing rezone request from Agricultural to single Family designation approximately 550 North 400 West 11.25 acres parcel #40-149-15 closed.</p>
DISCUSSION	<p>Wes Woods stated that as we motion a recommendation, the public comments from neighboring residents is that they do not mind the development. The concerns are the zoning designation with too many lots. Too many lots increase safety, minimal frontage width, does not mirror the surrounding uses, etc. The General Plan allows a developer to apply for low density which can be as dense as one house on 10,000 square feet. The developer wants to maximize his property. The general plan recommends transitioning. If not on this property, then when do we do transitioning. Over the last year or so the Commission has had projects like the proposed development, but they seem to have larger lots.</p> <p>Nathan indicated the need to ensure the Consistency of the General Plan, that we can take into consideration unique projects, that development is well designed and that the Commission has continuity in interpreting the General Plan. With that in mind, do we have a patchwork type feel as the use around this area is mixed. The area houses older homes as well as newer homes, fields, farm animals, etc.</p> <p>Jim Brown indicated the flavor at that part of the City is farm animals and farming. Farm animals require a minimum lot size of 20,000 feet.</p> <p>Nathan stated that from the public hearing comments as well as commission review, the development is within the General Plan and is not a concern. The concern is the application of the density designation of an R-1-10 with the uses surrounding the area are ½ to 1 acre lots. Nathan asked Mr. Garside to discuss the options the Commission regarding the motion.</p> <p>Steve Garside stated the application before the Commission is that of a recommendation. The public hearing has been opened giving residents an opportunity to voice concerns and then closed. The Commission can present a favorable recommendation to the City Council for the rezone with a designation of an R-1-10 zoning or can make a motion of an unfavorable recommendation with an explanation of the reasoning for the action.</p>

	<p>Jay Ackett commended staff on the great job of research in order to produce the supporting Code information for the project. The Commission along with the applicant discussed the concerns presented by staff, Commission members as well as residence during public comment. That the International Fire Code limiting homes would need to be review by the Fire Marshall as the single access until future development is a concern. The discussion continued with the concern of density, transitioning and the negative appeal of frontage with the applied zoning designation.</p> <p>Nathan asked the applicant if they would consider changing the zoning designation to an R-1-20 meaning minimum lot size of 20,000 square feet instead of the application of R-1-10 a minimum lot size 10,000 square feet. The Commission along with the applicant discussed the consideration with the conclusion that the Commission would table the application until the applicant had time to process and review the concerns presented.</p>
MOTION	<p>Jim Brown motion to table the application for rezone request from Agricultural to Single Family Residential with a zoning designation of R-1-10 until the October 2020 Planning Commission meeting to give the applicant time to concern a zoning designation of R-1-20 as requested by the Commission. Second: Wes Woods</p> <p>Role Call: Jim Brown-Aye Wes Woods-Aye Jasson Ackett-Aye Dave Carter-Aye Nathan McClellan-Aye</p>

ITEM #2 CONCEPT-REVIEW/DSCUSSION-RUPP SUBDIVISION APPROXIMATELY 550 NORTH 400 WEST.

DISCUSSION	Due to tabling the rezone request for said property, this item was not discussed.
MOTION	No Motion.

ITEM #3 HISTORIC DESIGN REVIEW/DISCUSSION-145 COMMERCIAL STREET

DISCUSSION	<p>Nathan invited Doug and Karen Wickcliff to present the proposed changes to the façade at 145 Commercial Street.</p> <p>Doug referenced the previous submittal as incomplete and that the current submittal should have the items requested from the Commission and staff. Doug and Karen indicated that when they were taking off some of the wood siding, an historical stucco type with design was underneath. The Historical Society came and reviewed the façade and did confirm that it was an historic feature and would like the applicant to keep the original stucco. Finding the historic feature changed the previous submittal to encompass the historic feature. Doug presented two samples of a marble with green swirl to match the cream and green stucco. The second sample was of a black marble used on the old bank building. Karen and Doug submitted a drawing of the changes with the color palate reference added. The drawing was colored but did not show a clear picture of the actual colors. City Planner, Weston Applonie was able to take the drawing, reference the color and add the color sample to the drawing. Once this occurred, the picture was more clarified and the Commission had a better vision of the final product.</p> <p>Jim Brown questioned how wide the black marble would be on the façade as black is not part of the color palate but is aware black marble is on the bank building. Doug state the plect is 12 inches wide and would be cut in half and used only as trimming.</p>
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MOTION	<p>Jim Brown moved to approve the Historic Design of the façade at 145 Commercial Street as presented. Second: Dave Carter</p> <p>Role Call: Jim Brown-Aye Wes Woods-Aye Jasson Ackett-Aye Dave Carter-Aye Nathan McClellan-Aye</p>
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ADJOURNMENT:

This meeting was adjourned at 10:15 pm

Teresa Shope, Secretary

These minutes were approved at the _____ meeting.

HISTORIC REVIEW OF SIGNAGE DESTINATION SPORTS

Teresa Shope

From: Dawna <dawna@destinationsports.com>
Sent: Tuesday, November 3, 2020 12:13 PM
To: Teresa Shope
Subject: 103 N. Commercial Street Destination Sports façade signage

Teresa,

The proposed signage that I want to seek approval from the city is the black text words, white background, copper colored border that matches the awning trim, above the 2 front windows in the image below.

The text is, "GEAR RENTALS – SALES – GUIDES"

The size is 11" tall by 135" wide, flush mounted.

Proposed material is: aluminum composite

Romero Graphics will make and install the sign for me.

The proof in the image below has been approved by my landlord.

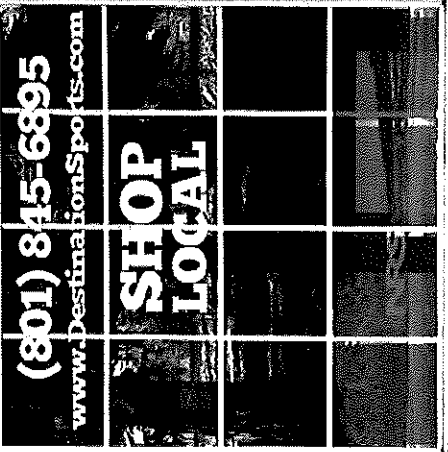
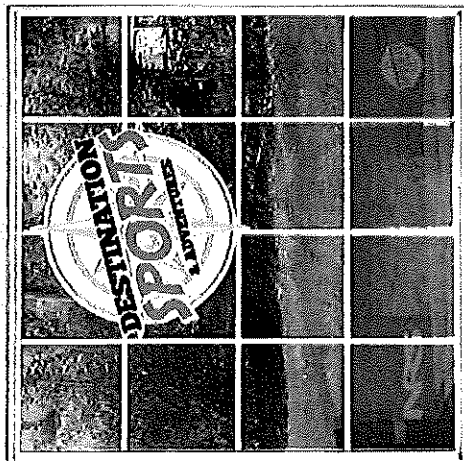
Is there a form that I need to submit, or a formal format for the submittal?

Is it possible to get it on the agenda for the November meeting?

Kind regards,
Dawna Zukirmi
801-391-6820 (cell)

From: Romero Graphics & Signs
Sent: Tuesday, October 27, 2020 4:21 PM
To: Dawna
Subject: Re: Building

GEAR RENTALS • SALES • GUIDES



MORGAN CITY PLANNING COMMISSION STAFF REPORT



DATE: November 17, 2020 Planning Commission Meeting

SUBJECT: Historic Design Review for an Attached Sign

LOCATION: 103 North Commercial Street

ZONING: Central Commercial, Historic Commercial Overlay

BACKGROUND

Destination Sports, is requesting a historic design review for an attached sign. This property is located at 103 North Commercial Street and is a historic property that fronts Commercial Street. Signs within this zone require a historic design review and approval by the Planning Commission.

REVIEW

The Municipal Code provides several design guidelines for signs located within the Historic Commercial Overlay Zone as well as specific dimensions, size, and illumination requirements.

Design Guidelines

Signs in the Historic Commercial Overlay Zone should be proportion and in scale to the building. The sign should not obscure architectural details and should be in character with the material, color, and detail of the historic context of the district. Simple letter styles, graphic designs, and painted metal signs are all appropriate. Simple designs are preferred, with font styles that are in keeping with those seen historically in the area. The attached signage can have a total of 3 square feet of sign area for each foot of frontage, which equals approximately 84 square feet of signage for the subject property.

The proposed sign will be 11"x35", approximately 2.7 square feet and will be made from aluminum composite. The sign will be located under the awing. The sign will have black font, a white background, and a copper colored boarder to match the trim of the awing. Based on the provided image and details provided, the proposed sign is compliant with the design guidelines listed above and as outlined in 10.14.090 Historic Commercial Overlay Zone.

Illumination Requirements

The Historic Commercial Overlay Zone restricts signs from having internal illumination. The reason for this restriction is outlined in Section 10.14.090(K)(7) of the Morgan City Municipal Code which states, "Historically, signs used on Commercial Street were relatively simple. The earliest signs

had no lighting. In later years, an indirect lighting source was typical. These historic sign characteristics should be continued”.

The applicant did not provide details regarding if or how the sign would be illuminated. The applicant should clarify if they intend to have any type of lighting for the sign.

RECOMMENDATION

Planning staff recommends the Commission approve the request for the proposed sign located at 103 North Commercial Street.

REZONE REQUEST

RUPP PROPERTY



MORGAN CITY PLANNING COMMISSION
PETITION FOR RE-ZONE REQUEST

NO. _____

Applicant Name (s):

Address:

Phone:

(1) Darrell A. Rupp 451 N 300W, Morgan, UT 801-231-4800

(2) Cheryl K Rupp 451 N 300W, Morgan, UT 801-791-5104

Property Owner Name (s)

Address:

Phone:

(If different from Applicant, please submit a "Right to Represent" form.)

(1) (same as above)

(2) _____

I/We hereby petition Morgan City to Rezone Property Requested.

From A to R1-10 & From _____ to _____

On the following property: (Attach additional sheet if necessary)

a. Address of Property: Approx 550 N 400 W, Morgan, UT

b. Recorder's Plat/Legal Description: Parcel # 00-0055-3410
Please attach with property outlined in red. Serial # 04-149-15

c. Vicinity Plan (total project) Please Attach

I/We have read and believe the petition to be consistent with the Morgan City General Plan. Further, I/We hereby grant, for the purpose of understanding the nature of the petition, Morgan City Planning Commission and staff reasonable access to the property described herein.

D.M. Rupp
Signature

8/17/20
Date

Sept 15th 2020
Date of Meeting

Fee Paid: 160.00

Date: 8/17/20

Receipt #: _____

*On the attached sheet, list the names of the property owners within 300' of the subject property boundary. Please submit a sufficient number of plain, white, legal size envelopes addressed to the listed property owners (return address not required) with the proper postage affixed.

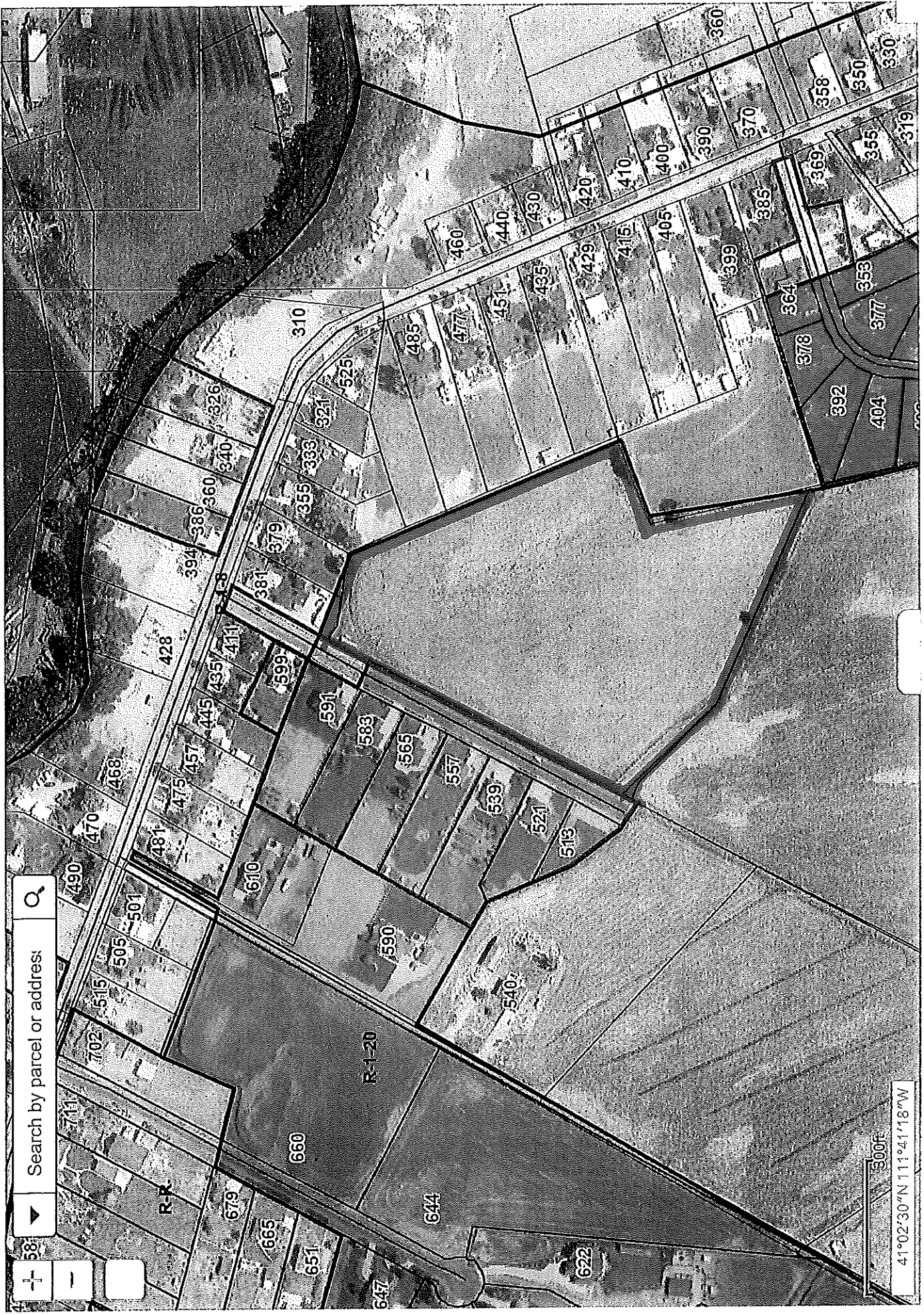


Zoning Map Application

Morgan City

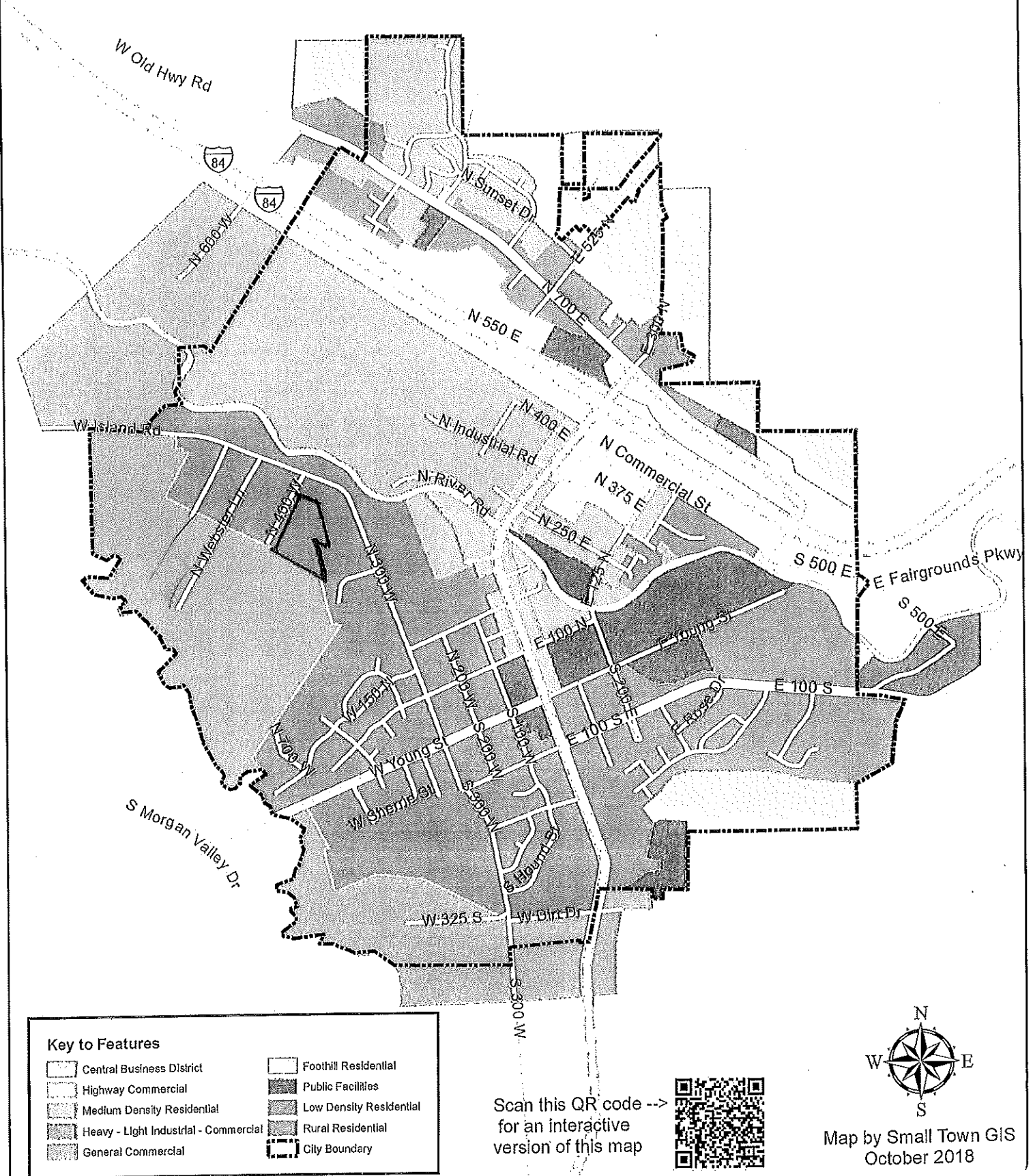


▼ Search by parcel or address: 🔍

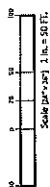


500ft
41°02'30"N 111°41'18"W

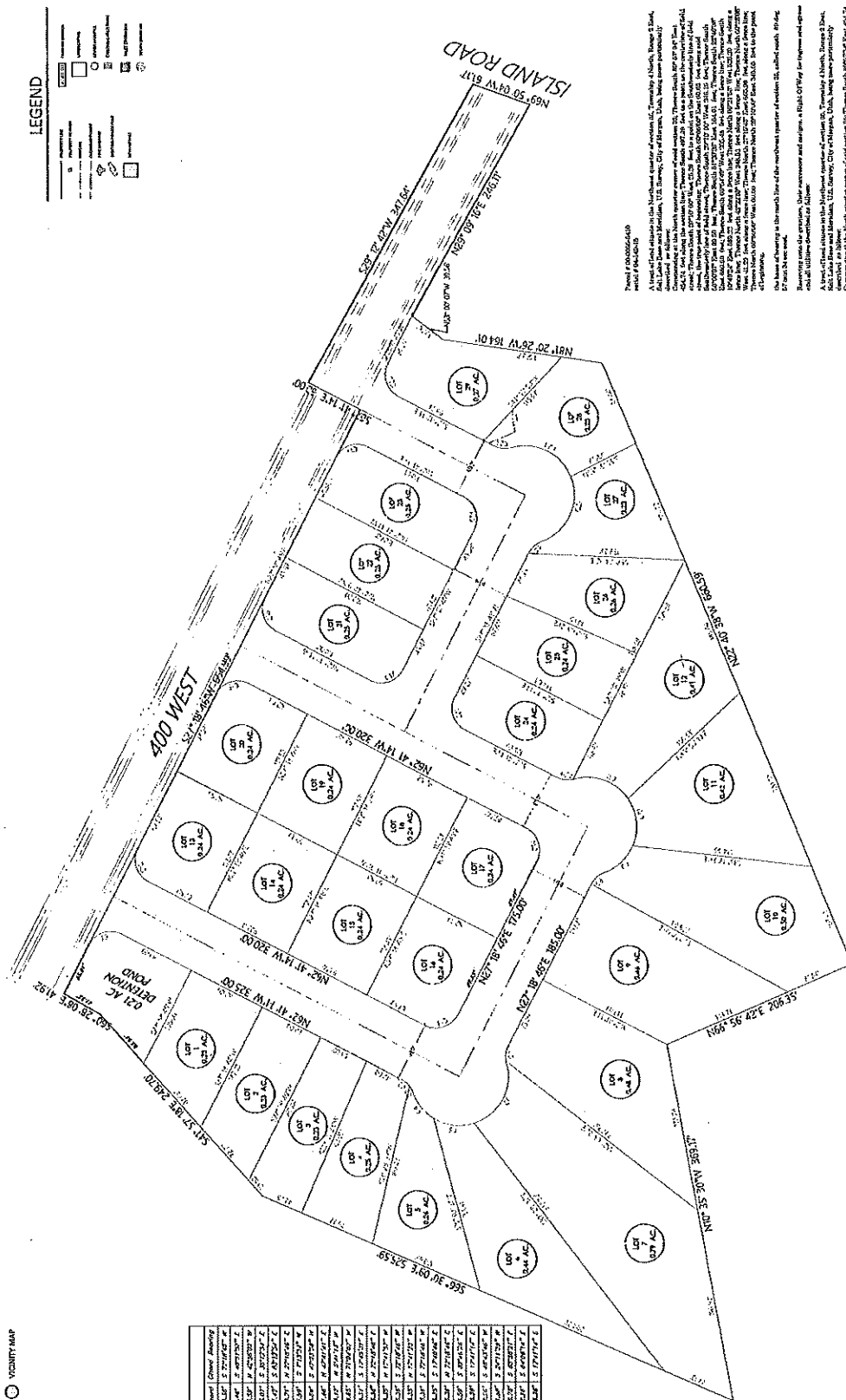
Morgan City General Plan



RUPP SUBDIVISION
CONCEPTUAL LAYOUT



LEGEND

[illegible]

09-0876-0416

front of land allude to the Northwest quarter of section 16, Township 2 North, Range 2 East, Section 16, T2N, R2E, S16, which is owned by Late Dean and Meridian, U.S. Survey. Chubb being more particularly interested, see following:

[illegible]

the base of bearing in the north line of the northeast quarter of section 33, exhibit nearly 80 deg. it was 34 sec west.

type of land situate in the Northern quarter of section 10, Township 4 North, Range 2 East, T14N, R2E, S10E, in the County of Lincoln, State of Nebraska, and being more particularly described as follows:

CUSTOMER DATA			
Customer	Order	Order Date	Order Amount
C1	C1	2017-01-01	20.00
C1	C2	2017-01-01	20.00
C1	C3	2017-01-01	20.00
C1	C4	2017-01-01	20.00
C1	C5	2017-01-01	20.00
C1	C6	2017-01-01	20.00
C1	C7	2017-01-01	20.00
C1	C8	2017-01-01	20.00
C1	C9	2017-01-01	20.00
C1	C10	2017-01-01	20.00
C1	C11	2017-01-01	20.00
C1	C12	2017-01-01	20.00
C1	C13	2017-01-01	20.00
C1	C14	2017-01-01	20.00
C1	C15	2017-01-01	20.00
C1	C16	2017-01-01	20.00
C1	C17	2017-01-01	20.00
C1	C18	2017-01-01	20.00
C1	C19	2017-01-01	20.00
C1	C20	2017-01-01	20.00
C1	C21	2017-01-01	20.00
C1	C22	2017-01-01	20.00
C1	C23	2017-01-01	20.00
C1	C24	2017-01-01	20.00
C1	C25	2017-01-01	20.00
C1	C26	2017-01-01	20.00
C1	C27	2017-01-01	20.00
C1	C28	2017-01-01	20.00
C1	C29	2017-01-01	20.00
C1	C30	2017-01-01	20.00
C1	C31	2017-01-01	20.00
C1	C32	2017-01-01	20.00
C1	C33	2017-01-01	20.00
C1	C34	2017-01-01	20.00
C1	C35	2017-01-01	20.00
C1	C36	2017-01-01	20.00
C1	C37	2017-01-01	20.00
C1	C38	2017-01-01	20.00
C1	C39	2017-01-01	20.00
C1	C40	2017-01-01	20.00
C1	C41	2017-01-01	20.00
C1	C42	2017-01-01	20.00
C1	C43	2017-01-01	20.00
C1	C44	2017-01-01	20.00
C1	C45	2017-01-01	20.00
C1	C46	2017-01-01	20.00
C1	C47	2017-01-01	20.00
C1	C48	2017-01-01	20.00
C1	C49	2017-01-01	20.00
C1	C50	2017-01-01	20.00
C1	C51	2017-01-01	20.00
C1	C52	2017-01-01	20.00
C1	C53	2017-01-01	20.00
C1	C54	2017-01-01	20.00
C1	C55	2017-01-01	20.00
C1	C56	2017-01-01	20.00
C1	C57	2017-01-01	20.00
C1	C58	2017-01-01	20.00
C1	C59	2017-01-01	20.00
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C1	C61	2017-01-01	20.00
C1	C62	2017-01-01	20.00
C1	C63	2017-01-01	20.00
C1	C64	2017-01-01	20.00
C1	C65	2017-01-01	20.00
C1	C66	2017-01-01	20.00
C1	C67	2017-01-01	20.00
C1	C68	2017-01-01	20.00
C1	C69	2017-01-01	20.00
C1	C70	2017-01-01	20.00
C1	C71	2017-01-01	20.00
C1	C72	2017-01-01	20.00
C1	C73	2017-01-01	20.00
C1	C74	2017-01-01	20.00
C1	C75	2017-01-01	20.00
C1	C76	2017-01-01	20.00
C1	C77	2017-01-01	20.00
C1	C78	2017-01-01	20.00
C1	C79	2017-01-01	20.00
C1	C80	2017-01-01	20.00
C1	C81	2017-01-01	20.00
C1	C82	2017-01-01	20.00

MORGAN FIRE DEPARTMENT

DAVID A. RICH, CHIEF
P.O. BOX 886
MORGAN, UT. 84050
BUSINESS PHONE (801) 845-4049
CELL PHONE (801) 829-2027

November 2, 2020

Re: Darrell Rupp Subdivision

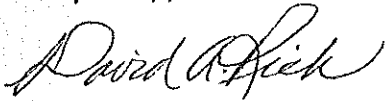
To Whom It May Concern:

Per discussion of the Darrel Rupp subdivision located off from 400 west, the Morgan Fire Department feels that protection can be provided for the twenty-nine proposed lots. If additional water is required, the pump from the city well at the end of 400 west could be turned on.

We realize this is six lots over current code of thirty lots on a dead end street. However, 400 west will eventually tie into Young Street. At that time there will be a looped fire line from Young Street to Island Road which includes 400 west.

We also realize the Planning Commission has other issues with this subdivision and we will take these under advisement.

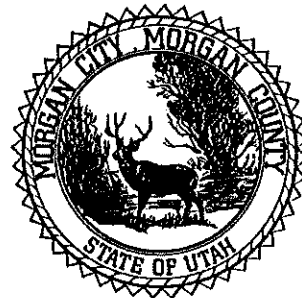
Respectfully yours,



Dave A. Rich

Morgan County Fire Marshal

MORGAN CITY STAFF MEMO



DATE: November 17, 2020

SUBJECT: Request for Rezone from Agriculture to R-1-10, Single family Residential

LOCATION: Approximately 550 North 400 West

GENERAL PLAN: Low Density Residential

BACKGROUND

The subject property is located at approximately 550 North 400 West, just south of the Island Road and 400 West Intersection. 400 West is currently a dead-end road but will eventually connect into Young Street. The property consists of 11.25 acres. It is currently zoned and used for agriculture proposes. The properties to the north and east are zone R-1-8 (single family, 8,000 square foot lot minimum). The properties to the north-west are zoned R-1-20 (single-family, 20,000 square foot lot minium), and the adjacent property to the south is zoned agriculture.

The current zoning for the property is Agriculture, requiring a minimum of five (5) acres per lot for any development. The proposal is to change the zoning classification to R-1-10, Single Family Residential, which requires a minimum of 10,000 square feet per lot.

The Planning Commission reviewed this rezone request in September of 2020. The main point of discussion with the Commission was with the density of the potential subdivision. Several residents during the public hearing also voiced their concern regarding the proposed density. The applicant requested the discussion to be continued to provide time to review comments and potentially adjust their application. The Commission approved a motion to close the public hearing and continue the discussion during the October meeting. The item was later postponed until the November Planning Commission meeting at the request of the applicant.

REVIEW

The applicant has provided minor updates to the concept plan, removing the cul-de-sac from the previous plan, and including a detention basin area. The proposed development includes 29 lots. There are currently 7 existing homes that are also accessed through 400 West.

The IRC (International Fire Code) has a maximum of (30) homes that are permitted off a single access road. However, as discussed in the September Commission meeting, the Fire Marshall is permitted to grant approval for additional dwelling units on roads that will connect with future development. The Fire Marshall has reviewed this development and has stated that protection can be provided for the 29 proposed lots.

The subject property is identified in the General Plan for low density, 0-5 units per acre. The proposed development would be about 2.6 units per acre. The chart below shows an example breakdown of the potential number of units per acre per zone. This calculation deducts 20% of property to be used for public right-of-way.

Zone	Units Per Acre
R-1-8	4.4
R-1-10	3.5
R-1-12	2.9
R-1-20	1.7
Rural Residential	.8

Most of the residential properties surrounding the potential development are zoned R-1-8. However, almost all these existing lots have over one-half an acre and have few infill-development options. The lots across the street to the north-west are in the R-1-20 zoning district and have over one-half acre each. The property to the south is zoned Agriculture and is listed in the General Plan for Rural Residential. The Rural Residential zone requires a minimum of 1 acre lots.

Included with the packet is a map showing the number of units per acre on existing, proposed, and potential/future development as per the General Plan. As you can see from this map, the proposed development would have over double the units per acre than the two neighboring developments and have a slightly larger unit count than the Wildflower and Pheasant Run subdivisions.

Most of the future development in this area is listed as Rural Residential and consists of around 75 acres. With expected higher demand for housing and the high cost of land, it is unlikely to see this entire area develop with 1 acre lots. However, based on the existing General Plan the proposed development would have two and one-half times the density as the rural residential area. A further assessment for future development in this area is something that should be explored as the City works through a General Plan update.

While the proposed development does have a higher density than the surrounding areas it still fits within the requirements outlined for low density (0-5 units per acre).

RECOMMENDATION

Planning staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the Rezone Request from A (Agriculture) to R-1-10 (Single Family Residential).

Existing, Proposed & Potential/Future Development



Future Public Right-of-way (Based on Streets Master Plan)

Morgan City General Plan

