



Syracuse City Planning Commission Meeting March 5, 2019

Begins at 6:00 p.m. in the City Council Chambers
1979 West 1900 South, Syracuse, UT 84075

Regular Meeting Agenda

PLANNING COMMISSIONERS

CHAIR

Brett Cragun

VICE CHAIR

Larry Johnson

Curt McCuistion

Greg Day

Dale Rackham

Grant Thorson

Ralph Vaughan

G. Ivy Ruelan

1. **Meeting Called to Order**
 - Invocation or Thought by Commissioner **Thorson**
 - Pledge of Allegiance by Commissioner **Day**
 - Adoption of Meeting Agenda
2. **Meeting Minutes**
 - N/A
3. **Public Comment**, this is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.
4. **Public Hearing – Amendment to §10.35.040 Home Occupation Standards**, concerning parking regulations for home-based businesses
5. **Public Hearing – Request from Rosewood Townhouse LLC for a Minor Subdivision Plat called Rosewood Townhomes**, located approx. 1600 S 2000 W
6. **Public Hearing – Request from CJA Lindquist Inc. for a Rezone A-1 & R-2 to Professional Office (PO)**, approx. 2.241 +/- acres located approx. 777 S 2000 W
7. **Adjourn**

Work Session

1. **Department Business**
 - a. City Council Liaison Report
 - b. City Attorney Updates
 - c. Upcoming Agenda Items
 - i. Still Water Clubhouse
2. **Discussion Items**
3. **Commissioner Reports**
4. **Adjourn**

NOTE

If you wish to attend a particular agenda item, please arrive at the beginning of the meeting. In compliance with the Americans Disabilities Act, those needing auxiliary communicative aids and services for this meeting should contact the City Office, at 801-614-9626, at least 48 hours prior to the meeting.

Meetings of the Syracuse Planning Commission may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207. In such circumstance, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Rules, Policies and Procedures established by the Governing Body for electronic meetings.

CERTIFICATE OF POSTING

This agenda was posted on the Syracuse City Hall Notice Boards, the State Public Notice website at <http://www.utah.gov/pmn/index.html>, and the Syracuse City website at <http://www.syracuseut.com>.



PLANNING COMMISSION AGENDA

March 3, 2019

Agenda Item # 3

Public Comment:

This is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.



PLANNING COMMISSION REGULAR MEETING

March 5, 2019

LEGISLATIVE ITEM

Agenda Item # 4

§10.35.040 Home Occupation Parking Standards

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed to Royce Davies, City Planner or Noah Steele, Community and Economic Development Director.

Ordinance Section:	§10.35.040 Home Occupations
Amendment Focus:	Parking Standards
Applicant:	Syracuse City

Summary

The City Council directed staff to regulate parking for large vehicles and trailers and those with signage in the home occupation business section of the City Code. A resident with a business on 2700 South requested that the City Council address these regulations.

In response, staff wrote an amendment to section §10.35.040(B)(7) which the Planning Commission rejected during their Work Session on February 5, 2019. The amendment allowed the parking of multiple vehicles which may have been previously prohibited due to size, signage, or the number of vehicles on properties that front busy sections of road. Properties were also required to be large enough to accommodate parking in the side or rear yards and have adequate screening. Otherwise, the standard limitations on parking vehicles for home occupation businesses applied.

Under direction of the Planning Commission staff has edited the proposed amendment to reflect feedback given during the Work Sessions on February 5th and January 15th. The amendment now includes clarification of the current codified text, condensed verbose language, and rectified incongruencies. The items and vehicles included in the list of those prohibited to store on a home occupation have been moved to a section allowing their parking and storage under specific restrictions per the direction of the Planning Commission.

Model Motion Language

I move the Planning Commission recommend that the City Council **approve** the proposed amendments to Syracuse City Code section 10.35.040 “Home Occupation” concerning parking standards on properties with home occupation businesses.

I move the Planning Commission **continue** the request to amend Syracuse City Code section 10.35.040 “Home Occupation” concerning parking standards on properties with home occupation businesses until (specify date).

I move the Planning Commission recommend that the City Council **deny** the proposed amendments to Syracuse City Code section 10.35.040 “Home Occupation” concerning parking standards on properties with home occupation businesses based on the following findings:

1. (List all findings)

Attachments

- Existing §10.35.040(B)(7)
- Proposed §10.35.040(B)(7)

EXISTING §10.35.040(B)(7)

(7) Residents may have one occupational vehicle and trailer, associated with the home occupation, that does not exceed 10,000 pounds gross vehicle weight for minor home occupations and 20,000 pounds gross vehicle weight for major home occupations, on site, provided they park said vehicles off the street, in compliance with residential off-street parking standards, and not on any street adjacent to or near their premises. By way of illustration and not limitation, this subsection prohibits the storage or parking of business vehicles, such as limousines, service or work vehicles (snowplows, landscape and maintenance trucks, etc.), and similar vehicles as well as delivery and contractor's vehicles, equipment, and trailers used to transport same. Business owners may not intentionally station, position, or park an occupational vehicle or trailer in any manner on private property so as to advertise, promote, or draw attention to products, services, events, or other similar purposes at the homeowner's residence while parked thereon.

PROPOSED §10.35.040(B)(7)

(7) Home Occupation Parking Standards

(a) A maximum of one home occupation vehicle and one trailer may be stored off-street only on the home occupation property according to the following:

(i) Minor home occupations are permitted vehicles up to 10,000 pounds gross vehicle weight.

(b) The following vehicles may not be parked in the front yard and must be screened from view:

(i) Vehicles between 10,000 and 20,000 pounds gross vehicle weight*

(ii) Limousines

(iii) Service or heavy work vehicles (e.g. snowplows, landscape and maintenance trucks)

(iv) Delivery vehicles

(v) Contractor's vehicles

(vi) Box trucks

(vii) Vehicles with signage greater than a combined total of 4 square feet

*No vehicles over 20,000 pounds gross vehicle weight may be used with a home occupation.



PLANNING COMMISSION REGULAR MEETING

March 5, 2019

ADMINISTRATIVE ITEM

Agenda Item # 5

Rosewood Townhomes Subdivision

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed to Royce Davies, City Planner or Noah Steele, Community and Economic Development Director.

Property Address:	Approximately 1600 South 2000 West
Number of Lots:	9
Current Zoning:	R-4 Residential
Subdivision Acreage:	1.278

Summary

The applicant has requested approval of a minor subdivision called Rosewood Townhomes. The subdivision will create 6 new lots and add them to 3 existing 4-plex units on the property. The ground will be platted as common space to allow for universal irrigation of both the existing and new areas of the subdivision. Building permits for the 6 proposed townhomes have already been issued. This plat is intended to allow for sale of the townhomes as individual units and to allow for universal irrigation of the entire project.

The R-4 Code states the following about new development:

The purpose of this zone is to provide for the development of one- to four-family residential structures and service facilities in a more consolidated fashion than other areas permit. This zoning is only applicable to the existing R-4 zones on the zoning map. In no case shall any additional property within the city be rezoned or general planned to R-4.

This prevents new properties from being developed in the R-4 Zone but does not prohibit improvement or new development within existing R-4 Zone areas. On January 29, 2018 the applicant met with the Board of Adjustment concerning the front setback of the western-most townhomes shown on the plat. This request was denied, and the applicant modified the location of the townhomes to meet the R-4 ordinance.

Recommendation

Because this plat meets the requirements of the Zoning Ordinance, staff recommends it be **approved**.

Model Motion Language

I move the Planning Commission recommend that the City Council **approve** the request of Rosewood Townhouse LLC for a minor subdivision consisting of 9 lots and 1.278 acres located at approximately 1600 South 2000 West in the R-4 Residential Zone.

I move the Planning Commission **continue** the request of Rosewood Townhouse LLC for a minor subdivision consisting of 9 lots and 1.278 acres located at approximately 1600 South 2000 West in the R-4 Residential Zone until (specify date).

I move the Planning Commission recommend that the City Council **deny** the request of CJA Rosewood Townhouse LLC for a minor subdivision consisting of 9 lots and 1.278 acres located at approximately 1600 South 2000 West in the R-4 Residential Zone based on the following findings:

1. (List all findings)

Attachments

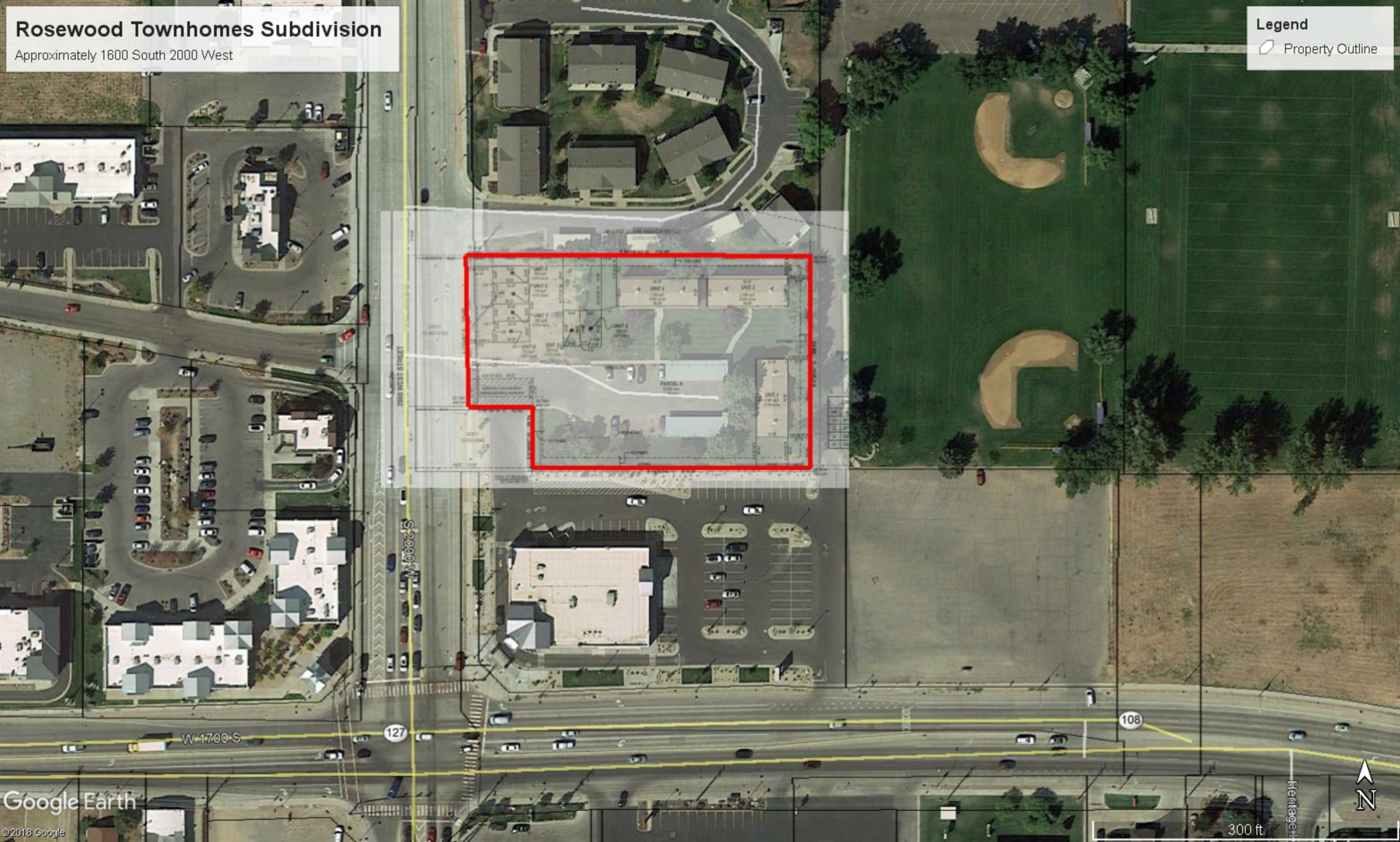
- Aerial Map
- General Plan
- Current Zoning
- Subdivision Plat
- R-4 Zoning Ordinance
- Staff Reviews

Rosewood Townhomes Subdivision

Approximately 1600 South 2000 West

Legend

Property Outline



Rosewood Townhomes Subdivision Zoning

Approximately 1600 South 2000 West

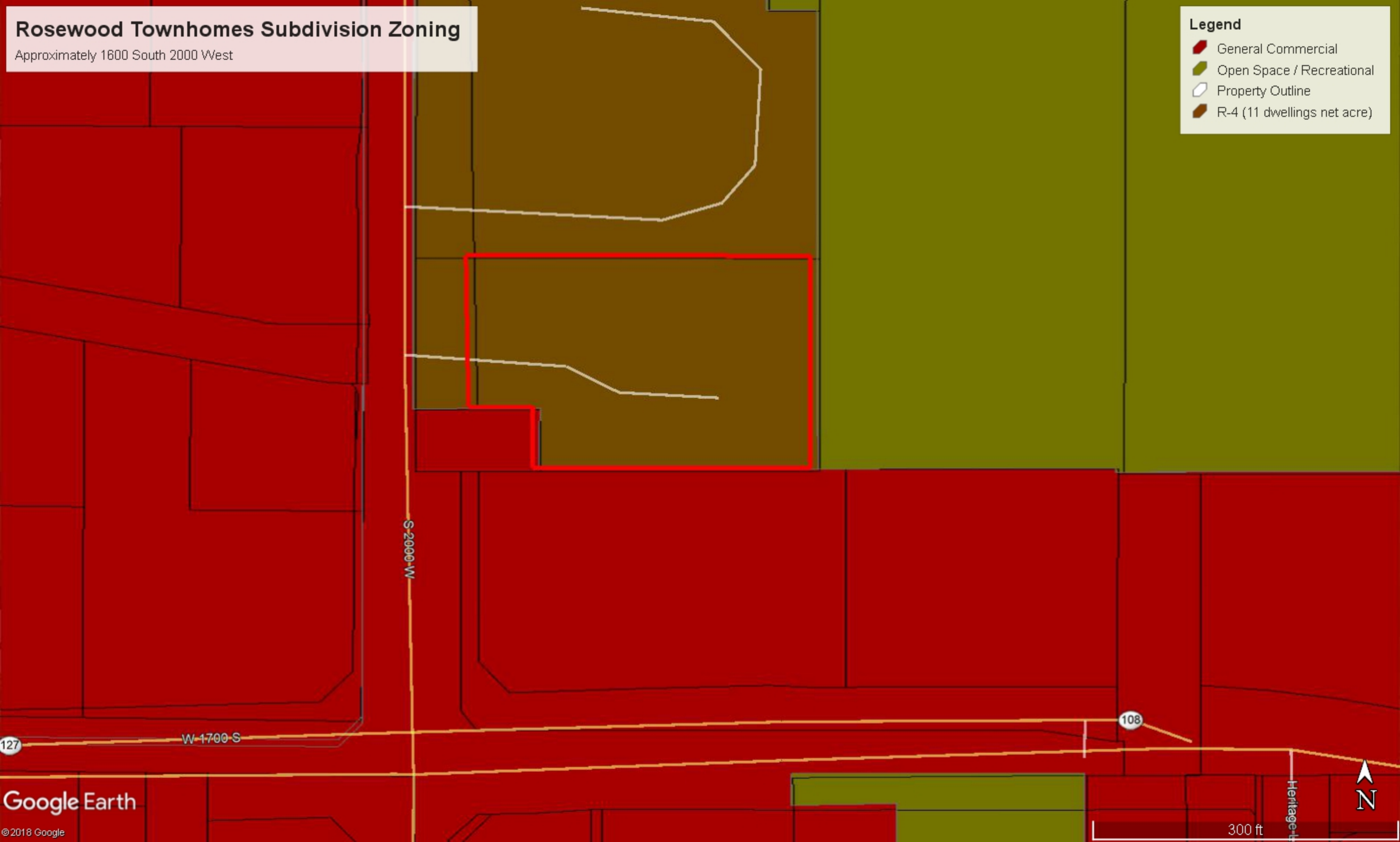
Legend

General Commercial

Open Space / Recreational

Property Outline

R-4 (11 dwellings net acre)



Rosewood Townhomes Subdivision General Plan

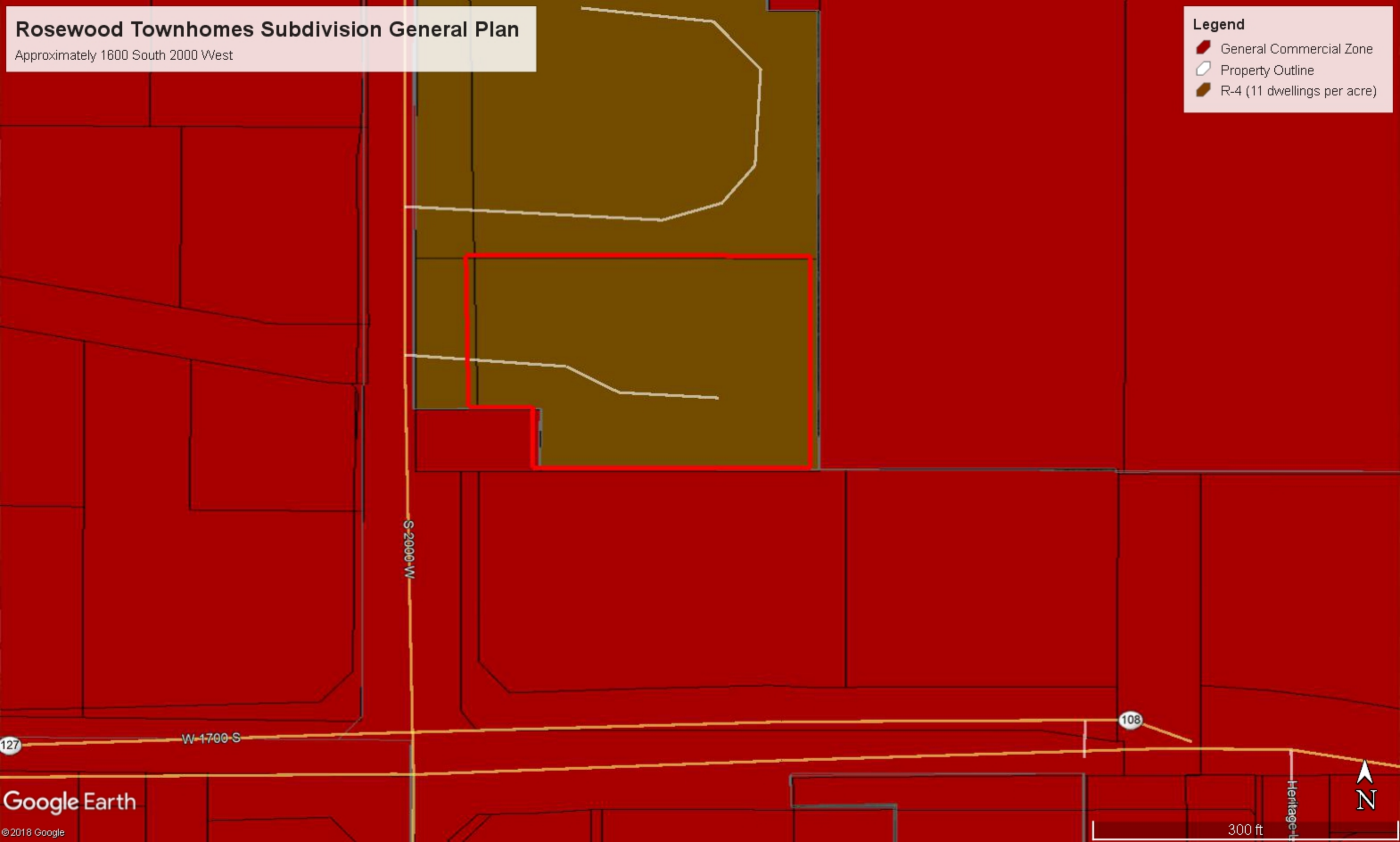
Approximately 1600 South 2000 West

Legend

General Commercial Zone

Property Outline

R-4 (11 dwellings per acre)



RECEIVED
1/2/2019

ROSEWOOD TOWNHOMES A R-4 PUD SUBDIVISION

LOCATED IN THE SOUTH WEST QUARTER
OF SECTION 10
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
SYRACUSE, DAVIS COUNTY, UTAH

HUNTERS COVE ASSOCIATES LLC
12-052-0186

PARCEL A
55,659 sq. ft.
1.278 acres

SYRACUSE CITY
12-052-0053

LOT 2
CVS PLAZA
SUBDIVISION
12-865-0002

GENERAL NOTES:

- PROPERTY IS ZONED R-4.
 - FRONT YARD SETBACK IS 25'
 - REAR YARD SETBACK IS 15'
 - SIDE YARD SETBACK IS 10'
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 10' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- PARCEL A IS TO BE DEED TO THE ROSEWOOD APARTMENTS HOMEOWNERS ASSOCIATION (HOA), UPON THE RECORDING OF THIS PLAT AND IS TO BE MAINTAINED BY THE HOA.

NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE UNITS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE UNIT OWNERS TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE UNIT OWNER'S EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE UNIT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

LEGEND



SECTION CORNER

SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."

P.U.D.E.

PUA= PUBLIC UTILITY & DRAINAGE EASEMENT

EASEMENTS

UNITS

PARKING AREA

HORIZONTAL GRAPHIC SCALE



DEVELOPER
ROSEWOOD TOWNHOUSES LLC
49 NORTH MAIN STREET
FARMINGTON, UT 84025
801-451-6525
JERRY PRESTON

SURVEY RECORDING DATA

DATE:
DRAWING NO.:

SURVEYOR'S CERTIFICATE

I, MICHAEL B. HERBST, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 5046930, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as ROSEWOOD TOWNHOMES, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of the Southwest Quarter of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Syracuse City, Utah, more particularly described as follows:

Beginning at the Southeast Corner of Parcel No. 12-052-0043 owned by Utah Department of Transportation Region One Headquarters (UDOT) and on the North line of CVS Plaza Subdivision, said point being North 00°09'42" East 297.04 feet (North 4.59 Chains per Record) along the Section line and East 123.00 feet from the Southwest Corner of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian and running:

thence North 89°58'46" East 273.00 feet (East per Record) along the North line of said CVS Plaza Subdivision to the Northerly Corner of said Subdivision;
thence North 00°09'42" East 208.03 feet (North 208 feet per Record) to and along the East line of Parcel No. 12-052-0053 owned by Syracuse City to the Southeast Corner of Parcel No. 12-052-0186 owned by Hunters Cove Associates LLC;
thence South 89°58'30" West 339.08 feet (West 24 Rops per Record) along the South line of said Hunters Cove Associates LLC property to the East line of 2000 West Street;
thence South 01°09'31" East 148.04 feet (South 148 feet per Record) along said East line to the North line of said Parcel No. 12-052-0043 owned by UDOT;
thence South 89°50'18" East 62.82 feet (East per Record) along the North line and to the Northeast Corner of said UDOT property;
thence South 00°09'42" West 55.79 feet (South 55 feet per Record) along the East line of said UDOT property, to the point of beginning.

Contains 66,336 square feet or 1.523 acres.

Date: December 4, 2018

Michael B. Herbst
Michael B. Herbst
License no. 5046930



OWNER'S DEDICATION

Known all men by these presents that I/we, the under-signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

ROSEWOOD TOWNHOMES

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.
In witness whereof I have hereunto set our hand this _____ day of _____ A.D., 20____.

By: ROSEWOOD TOWNHOUSES, LLC
JERRY PRESTON, MANAGING MEMBER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Davis

On the _____ day of _____ A.D., 20____, JERRY PRESTON, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He is the MANAGING MEMBER of ROSEWOOD TOWNHOUSES, L.L.C., a Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of Davis

On the _____ day of _____ A.D., 20____, _____ personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that: He/She/They signed the Owner's Dedication _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

ROSEWOOD TOWNHOMES

LOCATED IN THE SOUTH WEST QUARTER
OF SECTION 10
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
SYRACUSE, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FILED FOR RECORD AND
PAID _____ DAY OF _____ 20____
RECORDED THIS _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

SHEET 1 OF 1

PROJECT NUMBER: 7507

MANAGER: C PRESTON

DRAWN BY: A SHELBY

CHECKED BY: M HERBST

DATE: 12/29/18

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER



LAYTON
1485 W. Hill Field Rd.,
Suite 200
Layton, UT 84041
Phone: 801.547.1100
WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.547.1100
TOOELE
Phone: 435.843.2000
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.530.0187

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE SYRACUSE CITY ATTORNEY.

SYRACUSE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE CITY PLANNING COMMISSION APPROVAL

CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE SYRACUSE CITY ENGINEER

SYRACUSE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE SYRACUSE CITY COUNCIL

CITY RECORDER CITY MAYOR

R-4 ZONING ORDINANCE

10.72.010 Purpose.

The purpose of this zone is to provide for the development of one- to four-family residential structures and service facilities in a more consolidated fashion than other areas permit. This zoning is only applicable to the existing R-4 zones on the zoning map. In no case shall any additional property within the city be rezoned or general planned to R-4.

10.72.020 Permitted uses.

The following are permitted uses by right provided the parcel and building meet all other provisions of this title or any other applicable ordinances of Syracuse City:

- (A) Accessory uses and buildings (200 square feet or less).
- (B) Agriculture.
- (C) Dwellings, multifamily.
- (D) Dwellings, single-family.
- (E) Dwellings, two-family.
- (F) Group homes.
- (G) Household pets.
- (H) Medical and other health facilities.
- (I) Public and quasi-public buildings.
- (J) Public parks.

10.72.030 Conditional uses.

The following uses may be permitted conditional uses after application and approval as specified in SCC 10.20.080:

- (A) Accessory uses and buildings (greater than 200 square feet).
- (B) Home occupations.
- (C) Preschools.

10.72.040 Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following lot standards:

- (A) Density. In no case shall the density exceed 11 lots per gross acre.
- (B) Lot width: 80 feet.
- (C) Front yard: 25 feet.

(D) Side yards: eight feet (both sides).

(E) Rear yard: 30 feet.

(F) Building height: as allowed by current building code.

(G) Variation of Lot. The Land Use Authority may reduce the lot width requirement in particular cases when a property owner provides evidence they acquired the land in good faith and, by reason of size, shape, or other special condition(s) of the specific property, application of the lot width requirement would effectively prohibit or unreasonably restrict the ability to subdivide the property or a reduction of the lot width requirement would alleviate a clearly demonstrable hardship as distinguished from a special privilege sought by the applicant. The Land Use Authority shall approve no lot width reduction without a determination that:

(1) The strict application of the lot width requirement would result in substantial hardship;

(2) Adjacent properties do not share generally such a hardship and the property in question has unusual circumstances or conditions where literal enforcement of the requirements of the zone would result in severe hardship;

(3) The granting of such reduction would not be of substantial detriment to adjacent property or influence negatively upon the intent of the zone;

(4) The condition or situation of the property concerned or the intended use of the property is not of so general or recurring a nature as to detract from the intention or appearance of the zone as identified in the City's general plan.

10.72.050 Off-street parking and loading.

Off -street parking and loading shall be provided as specified in Chapter 10.40 SCC.

10.72.060 Signs.

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC.

10.72.070 Special provisions.

All multifamily residential uses in this zone shall require site plan approval as set forth in SCC 10.20.090.



Rosewood Townhomes

1609 South 2000 West

Engineer Site Plan Review

Completed by Brian Bloemen on January 16, 2019

1. The call to the point of beginning does not match the plat.

If you have any further comments or questions, please feel free to contact me at 801-614-9630.

Sincerely,

Brian Bloemen, P.E.
City Engineer



TO: Community Development, Attention: Noah Steele
FROM: Jo Hamblin, Fire Marshal
RE: Rosewood Townhomes

DATE: January 15, 2019

I have reviewed the site plan submitted for the above referenced project. The Fire Prevention Division of this department does not have any comments or concerns.

These plans have been reviewed for Fire Department requirements only. Other departments must review these plans and may have their requirements. This review by the Fire Department must not be construed as final approval by Syracuse City.



Mayor
Mike Gailey

Minor Subdivision Plan Review

City Council
Corinne Bolduc
Lisa Bingham
David Maughan
Jordan Savage
Doug Peterson

City Manager
Brody Bovero

2/8/2019

Dear Applicant,

The Syracuse City Community and Economic Development Department has conducted a review of the Rosewood Townhomes Minor Subdivision Plan for compliance with the city's adopted land use ordinance. The proposed plat meets the requirements of the ordinance. The Department has no comments concerning this plan.

Please contact me with any questions concerning this project.

Regards,

Royce Davies
City Planner
(801) 614-9632
rdavies@syracuseut.com



PLANNING COMMISSION REGULAR MEETING

March 5, 2019

LEGISLATIVE ITEM

Agenda Item # 6

Lindquist Rezone from A-1 and R-2 to PO

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed to Royce Davies, City Planner or Noah Steele, Community and Economic Development Director.

Property Address:	Approximately 777 South 2000 West
General Plan Designation:	Professional Office
Current Zoning:	Agriculture (A-1) and Residential (R-2)
Proposed Zoning:	Professional Office (PO)

Summary

The applicant has requested a rezone of approximately 2.241 acres from A-1 and R-2 to PO. This would allow for the construction of a mortuary with a conditional use permit as indicated in the PO Zone. However as with all rezone applications, it is wise to consider all potential uses in the proposed zone.

The Professional Office Zone is focused on office space for working professionals while still allowing for minor retail and/or storage uses. This property is located on 2000 West in an area with office on the west and north. The use will impact the residential on the east and south with buffering requirements in the Code intended to reduce these impacts. Depending on the type of office use, buffer C or D would be utilized.

Buffer Type	Fence	Landscape Buffer Width	Minimum Tree Density	Minimum Shrub Density
C	6' Vinyl, Composite, or Precast Concrete Privacy	10 feet	1 every 50 feet	5 every 50 feet
D	6' Precast Concrete Privacy	15 feet	2 every 50 feet	10 every 50 feet

The proposed mortuary would be considered a light commercial use, utilizing buffer C. This would be placed along the eastern edge of the property only as the north and south are not developed. A buffer is also required along 2000 West for office uses.

Model Motion Language

I move the Planning Commission recommend that the City Council **approve** the request of CJA Lindquist Inc. for a rezone of approximately 2.241 acres located at approximately 777 South 2000 West from A-1 and R-2 to Professional Office.

I move the Planning Commission **continue** the request of CJA Lindquist Inc. for a rezone of approximately 2.241 acres located at approximately 777 South 2000 West from A-1 and R-2 to Professional Office until (specify date).

I move the Planning Commission recommend that the City Council **deny** the request of CJA Lindquist Inc. for a rezone of approximately 2.241 acres located at approximately 777 South 2000 West from A-1 and R-2 to Professional Office based on the following findings:

1. (List all findings)

Attachments

- Aerial Map
- General Plan
- Current Zoning
- Proposed Zoning
- Professional Office zONING Ordinance

Lindquist Rezone A-1 and R-2 to PO

869 South 2000 West

Legend

Property Outline

750-S

S 2000 W

108

775 E

1850 N

S 1815 W

Heritage Pkwy

S 1810 W

Google Earth

©2018 Google



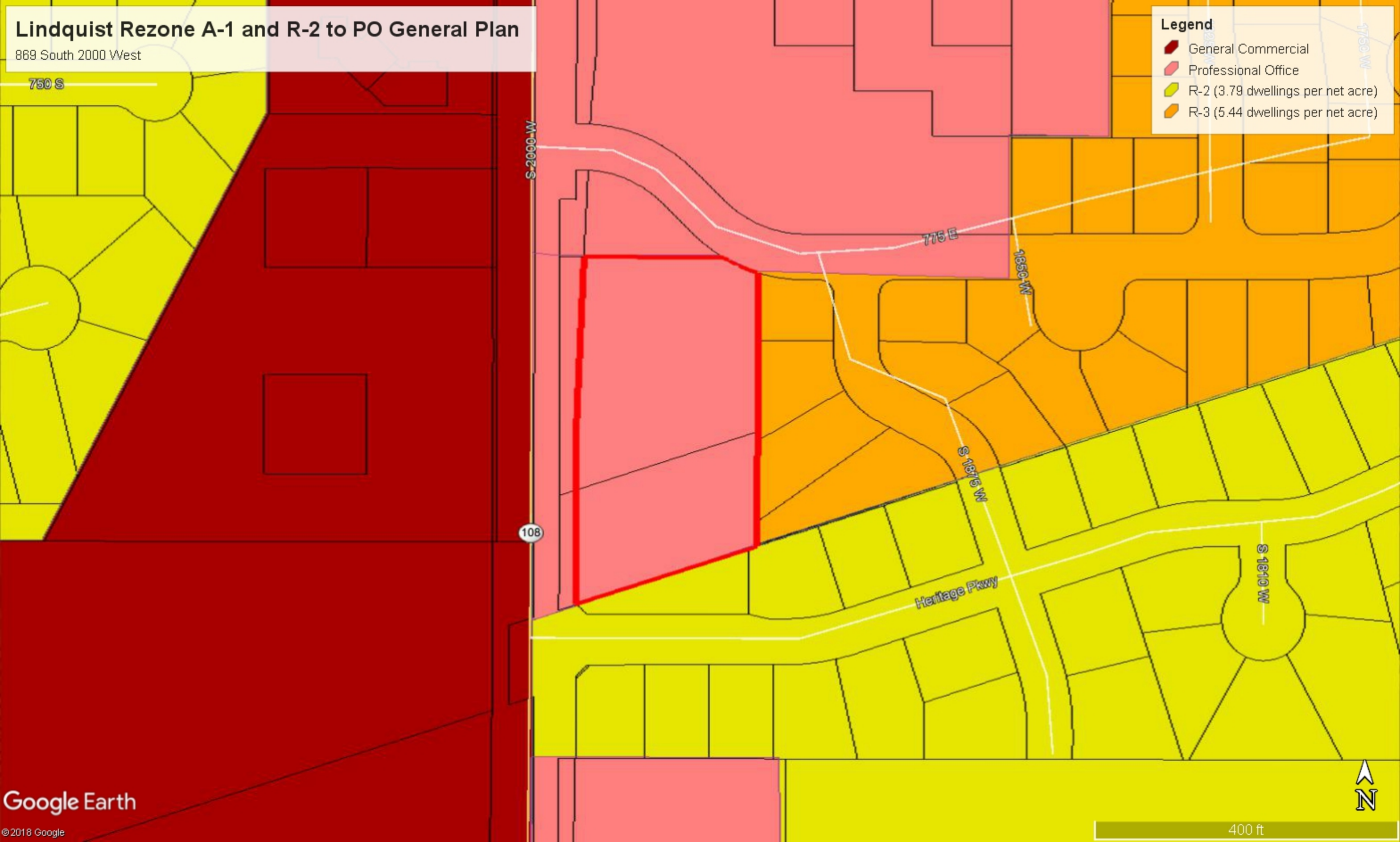
400 ft

Lindquist Rezone A-1 and R-2 to PO General Plan

869 South 2000 West

Legend

- General Commercial
- Professional Office
- R-2 (3.79 dwellings per net acre)
- R-3 (5.44 dwellings per net acre)

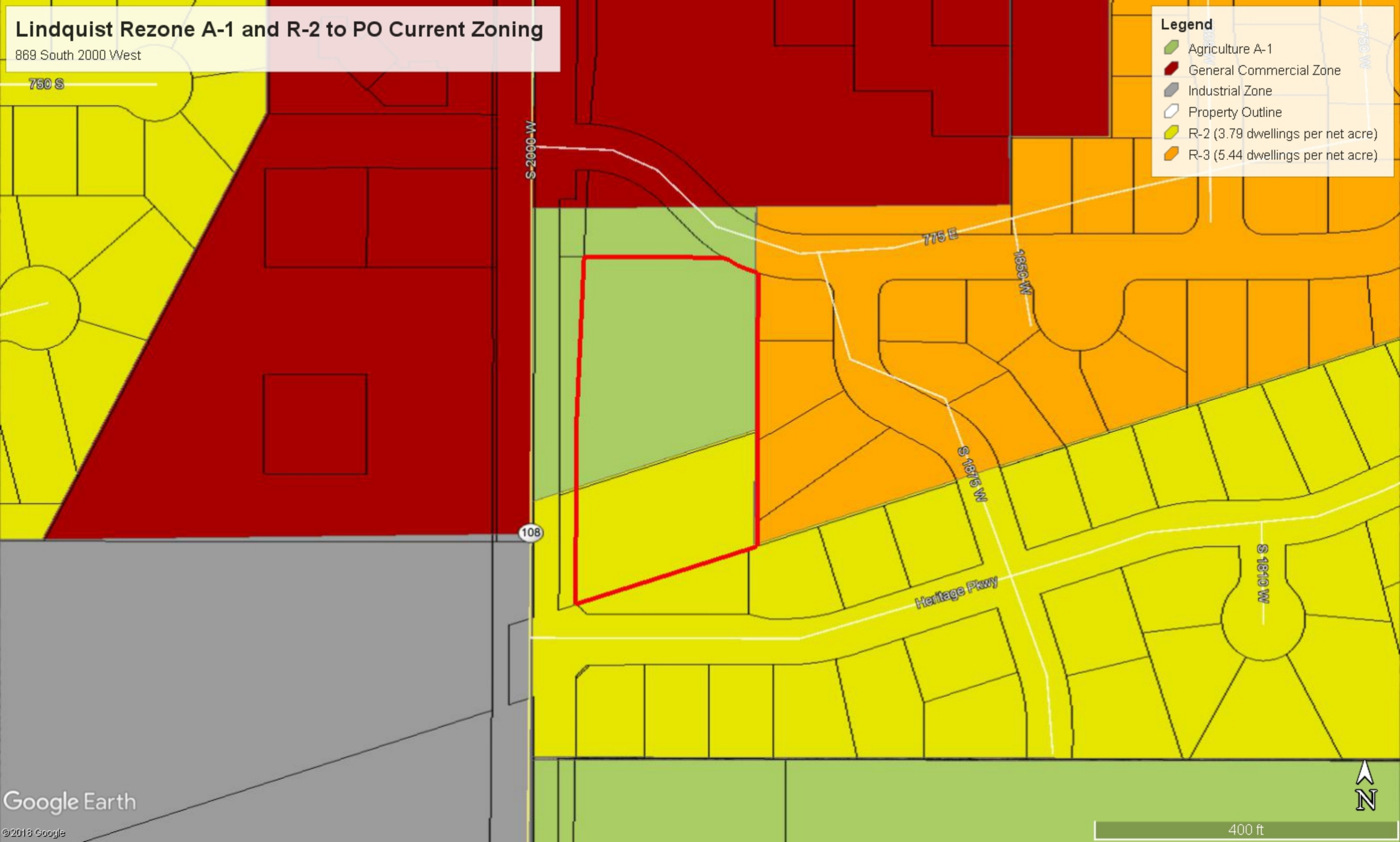


Lindquist Rezone A-1 and R-2 to PO Current Zoning

869 South 2000 West

Legend

- Agriculture A-1
- General Commercial Zone
- Industrial Zone
- Property Outline
- R-2 (3.79 dwellings per net acre)
- R-3 (5.44 dwellings per net acre)

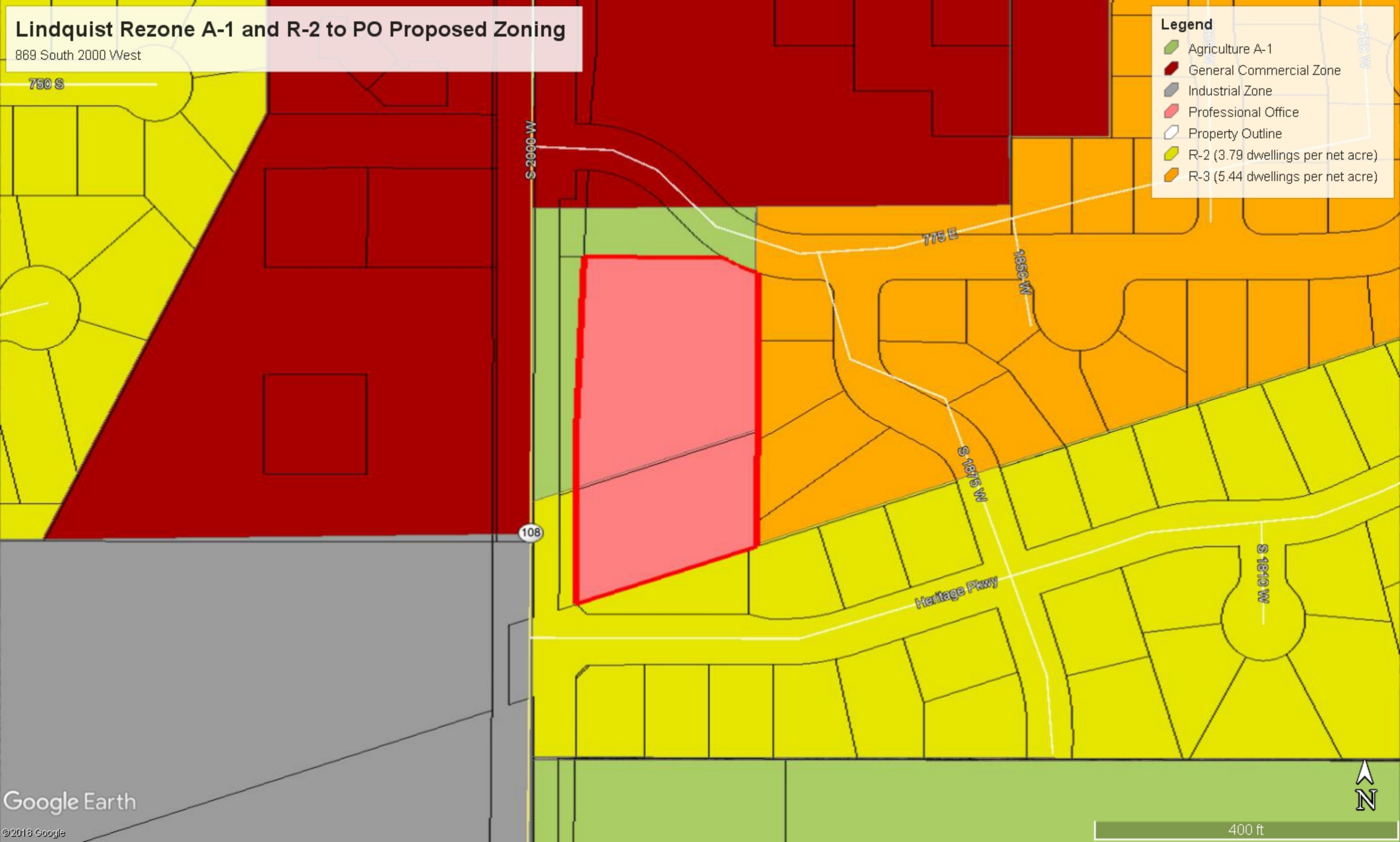


Lindquist Rezone A-1 and R-2 to PO Proposed Zoning

869 South 2000 West

Legend

- Agriculture A-1
- General Commercial Zone
- Industrial Zone
- Professional Office
- Property Outline
- R-2 (3.79 dwellings per net acre)
- R-3 (5.44 dwellings per net acre)



PROFESSIONAL OFFICE ZONING ORDINANCE

10.85.010 Purpose

The purpose of this zone is to provide appropriate locations for the development, maintenance, and protection of professional and administrative establishments. The regulations of this zone shall promote a quiet environment for business administration, professional/medical, and government activities, free from the congestion and traffic of the usual commercial business district. The professional office zone is intended to provide a buffer or transition along minor or major collector streets adjoining residential neighborhoods. To this end, the regulations permit professional office buildings, medical, and appropriate non-automobile oriented financial facilities primarily for the service of the area residents. The intensity of development of such a district shall reflect its environmental setting with building height and coverage generally similar to and harmonious with those of neighboring residential districts.

10.85.020 Permitted uses

The following are permitted uses by right provided the parcel and building meet all other provisions of this title or any other applicable ordinances of Syracuse City and receive site plan approval as provided in SCC 10.20.090.

- (A) Administrative and executive offices.
- (B) Animal clinics.
- (C) Assisted living centers.
- (D) Churches, synagogues, and temples.
- (E) Financial planning, investment planning, real estate, and general business offices.
- (F) Marriage and family counseling services.
- (G) Medical and other health facilities.
- (H) Professional nonretail services.
- (I) Professional offices (for lawyers, engineers, and architects).

10.85.030 Conditional uses

The following may be permitted as conditional uses after application and approval as specified in SCC 10.20.080.

- (A) Accessory buildings (200 square feet or greater) (minor).
- (B) Animal hospitals (major).
- (C) Churches or religious service buildings (major).
- (D) Optical shops (minor).
- (E) Preschool centers (major).
- (F) Public and quasi-public buildings (major).

(G) Temporary commercial uses (see SCC 10.35.050) (minor).

10.85.040 Minimum lot standards

All lots developed and all structures and uses placed on lots shall be in accordance with the following standards. Lot area for properties in this zone shall front existing minor or major collector streets of the City and include all property as described on the most recent plat of record.

(A) Lot area: minimum of one-half acre to maximum of 10 acres.

(B) Lot width: 100 feet.

(C) Front yard: 15 feet.

(D) Side yards: as required by site plan review.

(E) Rear yard: as required by site plan review.

(F) Building height: the height of buildings over 35 feet may be equal to the horizontal distance from the nearest zone boundary line. Buildings 35 feet high or less may be located within 10 feet of the zone boundary line. In determining height, exclude uses not for human occupancy, such as chimneys, flagpoles, church towers, and similar structures.

10.85.050 Distance between buildings

In this zone, where there is more than one office building constructed on a site, there shall be a minimum distance between structures of at least 20 feet.

10.85.060 Off-street parking and loading

Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC.

10.85.070 Signs

Signs permitted in this zone shall be those allowed in professional office zones by Chapter 10.45 SCC.

10.85.080 Special provisions

(A) Landscaping. In this zone, the following landscaping requirements shall include:

(1) Ten feet of landscaping along frontage areas not occupied by drive accesses.

(2) A sprinkling system and plantings with substantial live plant material for the purpose of buffering, screening, and beautifying the site (plant maturity landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses with permanent maintenance by the owner or occupants).

(3) A minimum buffer of 10 feet adjacent to residential zoning.

(4) A landscaped area of five feet adjacent to off-street parking within required yard areas providing it does not abut residential zoning or uses (landscaping in areas adjacent to residential uses shall be according to buffering requirements per Chapter 10.30 SCC).

(5) Landscaping installed in all park strips to the same standards as other on-site landscaping as well as a minimum of two trees per every 50 feet of frontage (asphalt, paving stones, or brick or concrete paving in place of landscaping between the sidewalk and curb is prohibited).

(6) Landscaping covering at least 15 percent of the development site. Landscaping shall be installed within four months of occupancy and maintained in good condition.

(B) Fencing. Where the site abuts a residential zone, a six-foot-high decorative texture solid masonry wall shall be located along the property line. All fencing must comply with Chapter 10.30 SCC.

(C) Trash Storage. A screened or otherwise enclosed area, or outside area designated for a trash dumpster or other trash-control device, shall be an integral part of the on-site buildings to keep the trash out of public view and prevent litter from scattering throughout the area. The building materials for dumpster enclosures shall be similar to those of the primary use building.

(D) Lighting. The following provisions shall apply to installation, maintenance, and operation of outdoor lighting in this zone:

(1) All lights shall have shields to direct all light toward the earth's surface and away from reflective surfaces.

(2) Light fixtures or lamps shall have shields or shades to direct incident rays away from all adjacent property.

(3) Lights on poles shall not be taller than the building whose area they illuminate nor taller than 15 feet, whichever is shorter.

(4) Any facilities requiring floodlights may not arrange the light(s) in such a way that it will shine towards roadways, onto adjacent residential property or residential use property, or into the night sky.

(5) The placement of any light fixture shall be in such a manner that no light-emitting surface is visible from any residential area when viewed at ground level.

(6) The level of lighting shall not exceed one-half foot-candle at any residential property line or one foot-candle at any nonresidential property line.

(7) Any canopy structure used at a business office location must have recessed lights with diffusers that do not extend below the surface of the canopy.

(8) Any luminaire on a pole, stand, or mounted on a building must have a shield, an adjustable reflector, and a nonprotruding diffuser.