

JENNINGS ROAD REZONING P22-112

Planning & Zoning Board Hearing

May 3, 2022

Stephen Mayer

Planner III



Request:

The Applicant is requesting approval of the rezoning of approximately 6.67 acres from General Commercial (CG) and General Use (GU) to Service Commercial (CS).

The northern portion of the property is CG (4.646 acres) and the southern portion is GU (2.024 acres).

Proposed Project: Self-Storage facility

General Information:

Owners – Larry and Sandy Olson

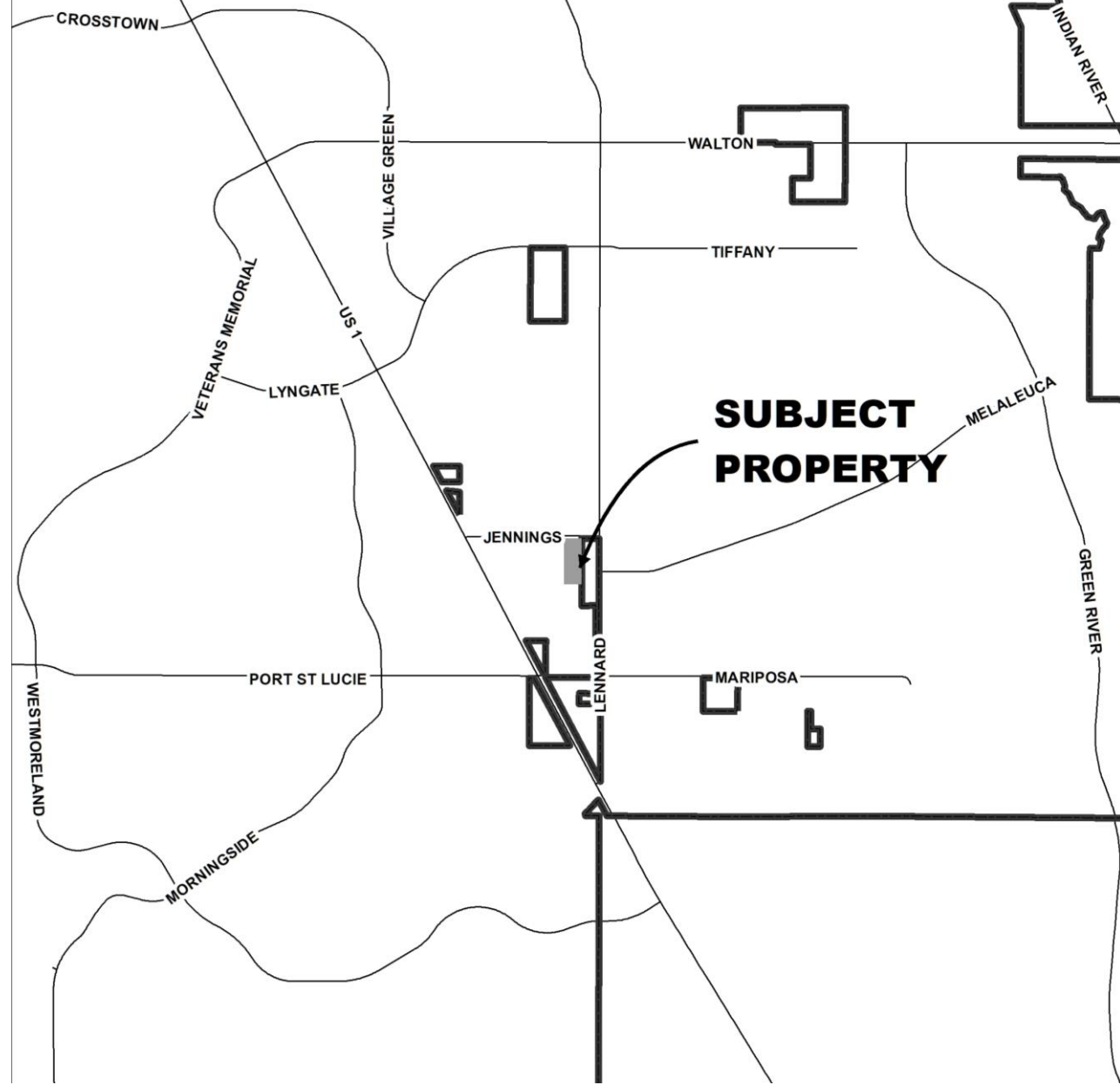
Applicant – Brian Fisher

Location – The property is located south of Jennings Road and west of Lennard Boulevard

Existing Uses CG – Vacant land

 GU – Wireless Communication tower

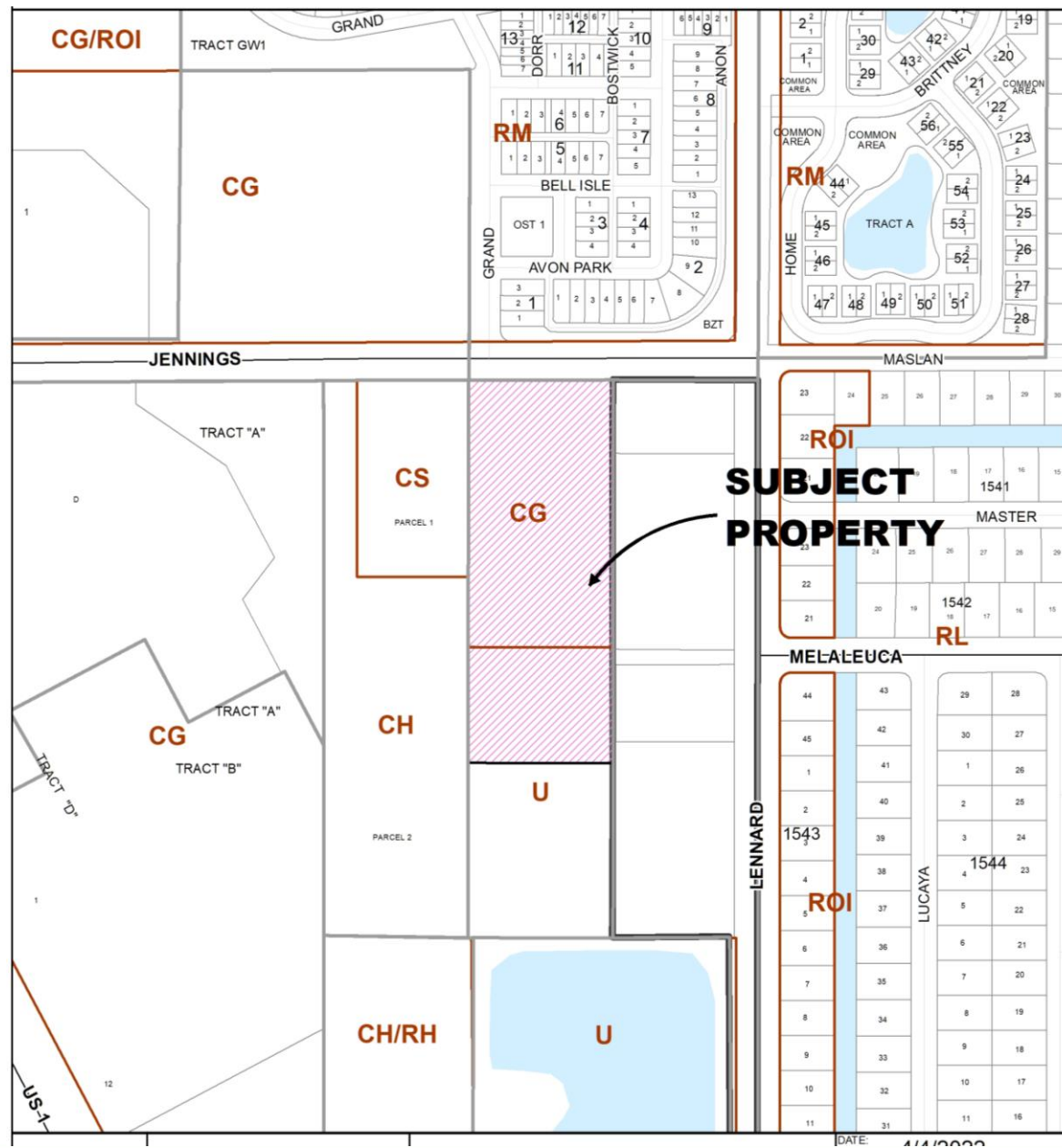
Location Map



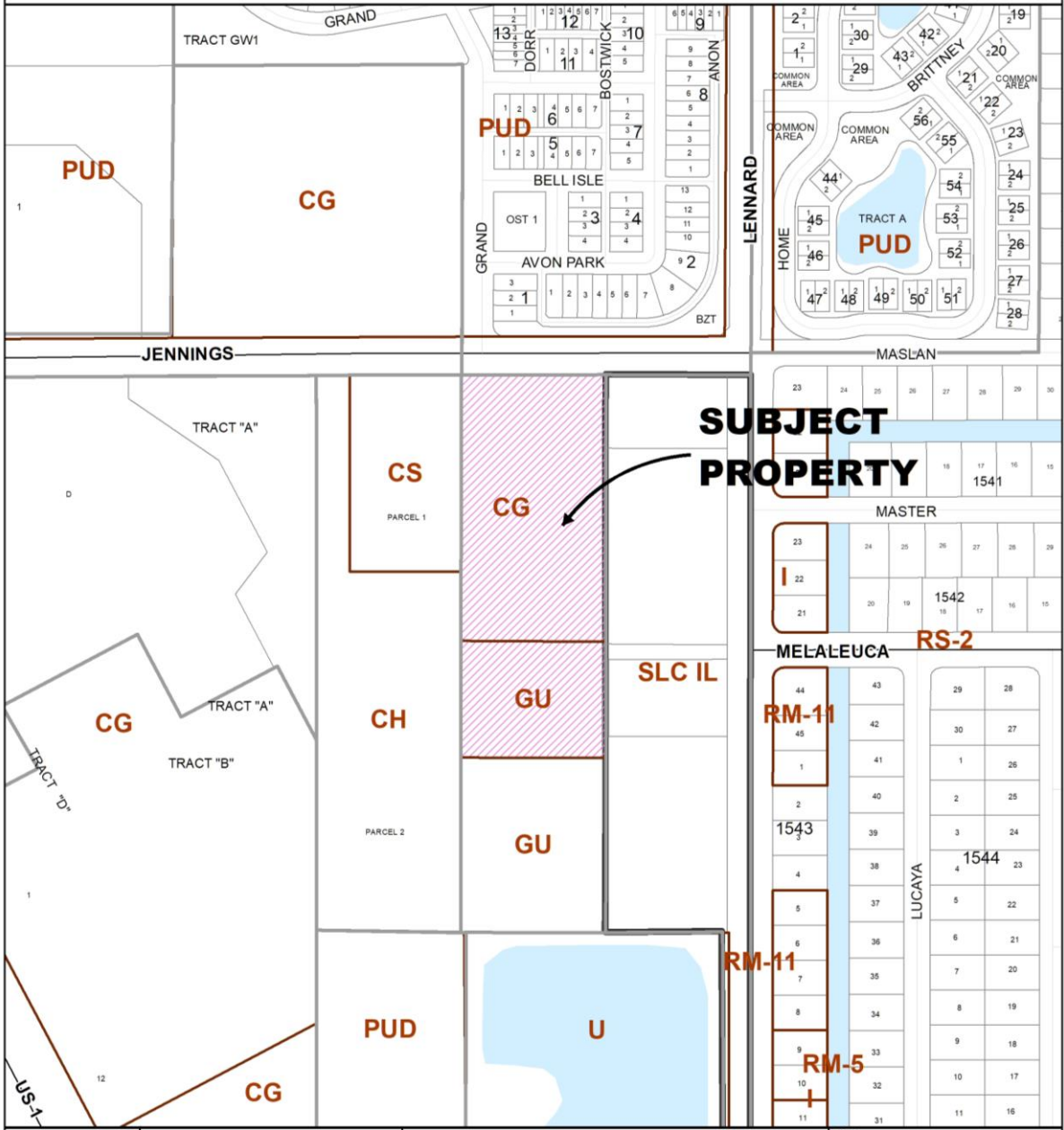
Aerial



Future Land Use



Zoning



Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Residential Medium Density (RM)	Planned Unit Development (PUD)	East Lake Village (Townhome Development)
South	Utility (U)	General Use (GU)	Radio Station Tower Facility
East	Residential, Office, Institutional (ROI)	SLC IL (Industrial Low)	Auto Repair/Auto Sales and Retail
West	Commercial Service (CS)	Commercial Highway (CH)	Jennings Park Plat (RV Sales)



Policy 1.1.4.13 Future Land Use Element

<u>Future Land Use Classification</u>	<u>Compatible Zoning District</u>
CS (Service Commercial)	CS (Service Commercial), GU (General Use), WI (Warehouse Industrial)



Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The Service Commercial (CS) zoning district is listed as a compatible zoning district under the proposed Service Commercial (CS) future land use classification.



Staff Recommendation:

Staff recommends approval of the proposed rezoning to Commercial Service (CS).

