

**ORDINANCE NO. 2018-08**

**AN ORDINANCE AMENDING SECTION 12-480-2 OF THE CENTERVILLE GENERAL PLAN REGARDING NEIGHBORHOOD 1, SOUTHEAST CENTERVILLE, TO ALLOW THE CONTINUATION OF COMMERCIAL USES IN THE PAGES LANE COMMERCIAL AREA BUT TO ALSO ENCOURAGE FUTURE TRANSITIONING TO OTHER REDEVELOPMENT OPPORTUNITIES INCLUDING RESIDENTIAL DEVELOPMENT WITHIN THE PAGES LANE COMMERCIAL AREA**

**WHEREAS**, the City Council has previously enacted Section 12-480-2 of the Centerville City General Plan providing a comprehensive guide to future physical land use patterns and desired goals and objectives for residential and commercial development within Neighborhood 1, Southeast Centerville; and

**WHEREAS**, the City Council desires to amend Section 12-480-2 to allow the continuation of commercial uses within the Pages Lane Commercial Area within Neighborhood 1, Southeast Centerville, but to also encourage the future transitioning to other redevelopment opportunities including residential development, as more particularly provided herein; and

**WHEREAS**, the City Council has determined that the proposed amendments to Section 12-480-2 regarding Neighborhood 1, Southeast Centerville, are in the best interest of the public; and

**WHEREAS**, the City is authorized to enact and amend provisions of the Centerville General Plan pursuant to specific statutory authority, including, but not limited to Utah Code §§ 10-9a-401, et seq., as amended, and Utah Code § 10-8-84, as amended; and

**WHEREAS**, all required notice and public hearings have been held before the Planning Commission and City Council regarding the proposed amendments to the Centerville General Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, AS FOLLOWS:**

**Section 1. Amendment.** Subsection (2)(a) of Section 12-480-2 of the Centerville General Plan regarding Neighborhood 1, Southeast Centerville, regarding Commercial Policies for the Southeast Centerville Neighborhood is hereby amended as more particularly set forth in **Exhibit A**, attached hereto and incorporated by reference.

**Section 2. Findings.** The amendments to Section 12-480-2 of the General Plan adopted herein are based on the following findings:

- a. The City Council finds that a decision to amend the General Plan is a matter within the legislative discretion of the City Council as described in CZC 12.21.060(a).

- b. The City Council finds that there is a synergy distinction between the western and eastern halves of the Pages Lane area with viable commercial uses on the western half and long-term vacancies of within the eastern half.
- c. The City Council finds there are still valuable opportunities along the collector and arterial streets to accommodate future housing needs of the City, such as the redevelopment of the eastern half of the Page Lane Commercial Area.
- d. The City Council finds that Centerville City has a strong desire to maintain a lower density single-family environment as described in the General Plan Element, "Residential Development" – Section 12-420.
- e. The City Council finds that the residential areas of the Southeast Community are primarily single-family residential and should be afforded the general plan policies of maintaining, as much as reasonably possible, a compatible style of housing.
- f. The City Council finds that a residential medium density is a more appropriate and compatible residential redevelopment scenario than is residential high.
- g. The City Council finds that historical single-family development in the Community (e.g. R-1-8 Zoning) is also consistent with the lower end of medium density for residential development.
- h. Therefore, given the findings above, the amendments recommended by the Planning Commission are the appropriate future land use patterns for this neighborhood area.

**Section 3. Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

**Section 4. Effective Date.** This Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, THIS 1st DAY OF MAY, 2018.**

**ATTEST:**

**CENTERVILLE CITY**

\_\_\_\_\_  
Mackenzie Wood, City Recorder

By: \_\_\_\_\_  
Mayor Clark A. Wilkinson

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Fillmore	_____	_____
Councilmember Ince	_____	_____
Councilmember Ivie	_____	_____
Councilmember McEwan	_____	_____
Councilmember Mecham	_____	_____

## CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the U.C.A. § 10-3-713, as amended, I, the municipal recorder of Centerville City, hereby certify that foregoing ordinance was duly passed by the City Council and published, or posted at: (1) 250 North Main; (2) 655 North 1250 West; and (3) RB's Gas Station, on the foregoing referenced dates.

\_\_\_\_\_  
MACKENZIE WOOD, City Recorder

DATE: \_\_\_\_\_

RECORDED this \_\_\_\_ day of \_\_\_\_\_, 2018.

PUBLISHED OR POSTED this \_\_\_\_ of \_\_\_\_\_, 2018.

## EXHIBIT A

### Section 12-480-2 Neighborhood 1, Southeast Centerville

#### SECTION 12-480-2. NEIGHBORHOOD 1, SOUTHEAST CENTERVILLE.

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##### 2. Commercial Policies

The Southeast Centerville Neighborhood contains two separate and distinct commercial areas: (1) the Pages Lane Commercial Area, and (2) the Old Main Street Commercial Area. Each of these commercial areas has its own distinctive land use development patterns and its associated characteristics of the built environment and issues.

##### a. Pages Lane Commercial Area

Located on the south side of Pages Lane between Main Street and 400 East, this retail commercial center, in the past, is was a typical of suburban neighborhood shopping centers, with a large grocery store, variety of home improvement stores, and a number of small specialized businesses. This retail commercial The center formerly served serves a large part of Centerville and the surrounding area, and was is a major contributor to the economic base of Centerville City.

Presently, the Pages Lane Commercial Area is experiencing a notable decline, specifically the eastern half of the block. Of particular note, the former "Dick's Market" closed and was relocated to Parrish Lane Commercial Area. Several specialized businesses have either closed or relocated to other retail areas, with a few remaining such as a hardware store, credit union and other small businesses. The predominate remaining uses of the area primarily consist of the retail and community services of The Church of Jesus Christ of Latter-day Saints located on the western half of this block area, and also include a gas station/fast food user and a pizza shop. The future land use planning for this large block area is being divided into two segments to address primarily the declining elements for the near term, but acknowledge that there will be potential ongoing changes for the longer term as well.

##### 1. Pages Lane/Western Block Segment (from Main Street to approximately 200 East)

This western block currently remains commercially viable. This half of block area is located just off of Main Street and is currently zoned Commercial-High (C-H). For the foreseeable near future, it is expected that such commercial-style uses would likely remain

viable due to their proximity to Main Street and the mixed-use commercial/residential located just west into Bountiful City. Additionally, the South Main Street Corridor Plan labels this area as the “Pages Lane Mixed-Use Subdistrict,” which provides long-range opportunities for redevelopment with mixed commercial/residential uses.

Goal #1 - Maintain and support the near future (0-5 years) continuation of commercial uses currently located in this western area of the block.

Objective A – The zoning for this block area should be medium to high commercial intensities and uses should include offices, retail stores, restaurants, and institutional type uses.

Objective B – Commercial development should be oriented to local and South Davis residents, with building sizes ranging from 10,000 to 50,000 square feet.

Goal #2 - For the long-range future (5-15 years), any redevelopment should incorporate the allowance of mixed uses of both residential and commercial.

Objective A – Consider the re-introduction of the use allowances and design standards of the Pages Lane Mixed-Use Subdistrict, as outlined in the South Main Street Corridor Plan and Overlay Zone OR other mixed-use type allowances.

Objective B – Any redevelopment that includes future residential uses is to be considered a “Commercial Planned Development,” subject to the Planned Development Overlay Zone approval process.

2. Page Lane/Eastern Block Segment (approximately from 200 East to 400 East)

This eastern block is the primary target area that is in decline. This half of block area is located deep off of Main Street and any redevelopment will have a greater effect on the residential character of this neighborhood than the western half. Future land use allowances must balance the redevelopment needs of the block with protecting and buffering the residential neighborhood areas to the east and north. Due to substantial use and building vacancies over the past few years, it remains the intent of the City to encourage existing uses to continue or redevelop in the same manner. Nonetheless, the City believes that, due to changes in

retail shopping preferences, the decline of commercial viability may continue and the ability of encouraging a transition to other redevelopment opportunities needs to be considered for the future of this area. The following goals and objectives outline these opportunities.

Goal #1 - Consider various options to promote the block area's redevelopment that balances the need to reverse the decline, while respecting the remaining viable commercial uses.

Objective A – Existing commercial uses are encouraged to be continued for the future until such time the commercial market demands prove to be unsustainable. If and when commercial viability is deemed unsuccessful, future zoning map or text amendments are to be predominately oriented towards encouraging residential redevelopment.

Objective B – As residential uses are established, the use intensity of such development is to utilize a transitional design pattern from west to east, with higher intensities located nearer to the commercial uses and lower intensities moving eastward that are more compatible with the single-family area east of 400 East.

Objective C – Consider allowing residential redevelopment, provided that the area to be redeveloped is of sufficient size and area to begin transitioning the existing commercial to becoming a new residential neighborhood with a minimum of five (5) acres in development size.

Objective D – Consider allowing up to a medium density consisting of small lot single-family uses, twin home lots, or townhomes fronting local roadways, either public or private. Roadways are to be of sufficient width to allow for vehicular flow, parking, sidewalks, or other alternative walking paths. Development layout should allow for future project connectivity as the area redevelops. Dwellings are to be designed with elements and materials that are weather resilient and have design elements with a robust architectural character.

Objective E - Ensure that residential development establishes a buffer between the western commercial uses and residential housing through use of open space, landscaping, and if deemed appropriate, screening type features.

Objective F - If residential is developed, the layout and positioning of accesses, roadways and dwellings are to be designed in a manner to allow an integration of additional future conversion of commercial to residential uses.

Objective G – Any redevelopment that includes future residential uses is to be considered a “Residential Planned Development,” subject to the Planned Development Overlay Zone approval process.

- ~~1. — Some development within the existing commercial center is still occurring. Care should be taken in this new development to avoid overcrowding and parking problems. Also, as far as is practical, new development should be encouraged to be as attractive as possible by reviewing and considering building materials, designs, signs, and compliance with applicable landscaping ordinances and regulations.~~
- ~~2. — Much of the north side of Pages Lane between Main Street and 400 East remains undeveloped. Commercial development has been allowed on this side, however. The Taylor Elementary School is located on the north side of Pages Lane. Any further commercial development on this side of the street shall be designed and developed for minimal impact upon the school. Uses that may have detrimental impact upon the school should not be allowed. Any commercial development permitted should be required to buffer itself from the school and any adjacent residences. Commercial development on the north side of Pages Lane should avoid as much as possible strip development by requirements for wide frontages and preventing frequent curb cuts and high quality overall design.~~
- ~~3. — The northeast corner of the intersection of Pages Lane and Main Street has a high potential to develop commercially. This location can be regarded as one of the major entrances to Centerville City. To present an attractive image, care should be taken in any development proposal on this corner to consider appearance as an entry way into the city.~~