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**CENTERVILLE CITY  
COMMUNITY DEVELOPMENT DEPARTMENT  
655 North 1250 West, Centerville, Utah 84014  
(801) 292-8232**

**PLANNING STAFF TRANSMITTAL REPORT**

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**APPLICANT:** **CENTERVILLE CITY COUNCIL  
C/O MAYOR PAUL CUTLER  
250 NORTH MAIN STREET  
CENTERVILLE CITY, UT 84014**

**APPLICATION:** **GENERAL PLAN TEXT AMENDMENT – PAGES LANE  
COMMERCIAL AREA AMENDMENTS  
(TABLED BY CITY COUNCIL)**

**PROPERTY OWNER REQUEST:** **ALTER THE PLANNING COMMISSION’S  
RECOMMENDATION TO ALLOW A MIXED  
COMMERCIAL, RESIDENTIAL AND CITY  
PARK MASTER PLAN**

**PLANNING STAFF RECOMMENDATION:** **DISCARD THE PROPOSED MASTER  
PLAN WITH A PARK AND ADOPT  
THE PLANNING COMMISSION’S  
ALTERNATIVE “B” SCENARIO**

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**BACKGROUND**

At the request of an owner within the Pages Lane Commercial Area, the Centerville City Council tabled action regarding the Pages Lane Commercial Area Amendments of the Southeast Neighborhood Plan. The City Council then directed staff and the land owner to further explore a proposed Master Plan Development that included a potential City Park.

**PROPOSED MASTER PLAN WITH A CITY PARK ALTERNATIVE**

The master plan is comprised of mixing commercial, residential, and park uses, in a sector style arrangement. The residential density of that would have been developed on the park property would be transferred to the residential area west of the existing, but vacant, grocery store. The former grocery store would be converted into an “indoor storage use.” The commercial uses east of the “indoor storage use” would remain. The large parking area along Pages Lane would be transformed into a City



Park. In summary the owner states, in their proposal, that “[they] think this offer can achieve the desires and serve the interests of the City’s citizens. This approach would allow us to invest immediately in renovation and redevelopment of the overall site. [They] can commit to completing the indoor storage redevelopment within a year. [They] can also complete the demolition and design/approval process for the residential complex in that same timeframe. [They] love the idea of collaborating and participating in the development of an excellent community park and feel sure its design will come to define the experience of driving up and down Pages Lane in the future.” The details of the proposed master plan may be explored in the attachments for this agenda item.

### **SUMMARY OF PLANNING STAFF’S EXAMINATION**

Despite the issues and matters regarding the feasibility of actually developing the park (*see City Manager’s Report*), it is the position of the Planning Staff that the proposed residential sector, as proposed, is an isolated development wedged in-between two commercial sectors. Additionally, the proposed “indoor storage use” is a short term adaptive reuse facility awaiting the decline of the existing commercial to the east. The time period for the decline could be rather quickly or last more than a decade. Consequently, the proposed limited residential development does not provide an appropriate neighborhood or livable setting for its residents and is even more pronounced with the unlikely development of the park space.

If conversion to residential use is desirable, then additional acreage needs to be devoted to establish a sustainable residential redevelopment pattern for the present as well and into the future. Conversion of the entire eastern half of the block to residential ought be the goal or simply leave the area commercially zoned and await for future market demands to redevelop the site. An exception could be the corner area to remain commercial, particularly if a multi-family product is developed for the area.

### **PLANNING STAFF’S RECOMMENDATION**

Given that an owner of property in the Page Lane Commercial Area and the City Council, have provided an option for the City to consider establishing a meaningful Park, as previously recommended in the amendments provided by the Planning Commission, the Planning Staff recommends **APPROVAL** of the General Plan Text Amendments that support the future residential redevelopment of the eastern half of the Pages Lane Commercial Area with a private/public feature space in lieu of a park (*Alternative Scenario “B”*), with the following reasons for action:

- a. *The City Council finds that a decision to amend the General Plan is a matter within the legislative discretion of the City 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 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 Pages 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. The City Council finds that consideration of a meaningful park was explored and discovered that it is not feasible for the City to fund and develop a City Park.*
- i. Therefore, given the findings above, the amendments, for Alternative Scenario “B,” as recommended by the Planning Commission, are the appropriate future land use patterns for this neighborhood area.*