



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Set the date of Tuesday February 22, 2011 at 10:00 AM for a public hearing regarding amendments to the Eden Blacksmith Shop's Conceptual Development Plan within the Zoning Development Agreement that was previously approved as part of Ordinance 2008-17 and amended as part of Contract 2010-100.
Agenda Date:	Tuesday, February 01, 2011
Applicant:	Delaney Stephens; Agent, representing Horseshoe LLC
File Number:	ZP 2010-04

Property Information

Approximate Address:	2145 North 5500 East
Project Area:	1.31 acres
Zoning:	Commercial Valley-2 (CV-2)
Existing Land Use:	Single-family dwelling and historic blacksmith shop
Proposed Land Use:	Professional office and retail space
Parcel ID:	22-047-0040
Township, Range, Section:	T7N R1E Section 34

Staff Information

Report Presenter:	Sean Wilkinson swilkinson@co.weber.ut.us 801-399-8765
Report Reviewer:	JG

Background

The applicant is requesting an amendment to the Blacksmith Village Conceptual Development Plan that is part of a Zoning Development Agreement (ZDA) previously approved as Weber County Ordinance #2008-17 and amended as Contract #2010-100. See Exhibit "D" for the current ZDA, renderings, conditions of approval, and exhibits. The proposal was initially submitted in July of 2007 and heard by the Ogden Valley Planning Commission on August 28, 2007 and again on March 25, 2008. The Weber County Commission, after receiving a favorable recommendation from the Planning Commission, approved the rezone and original Zoning Development Agreement on May 6, 2008. Approval of an amended conceptual development plan for the ZDA was recommended by the Planning Commission on April 27, 2010 and granted by the County Commission on May 11, 2010. A site plan for Phase 1-A including the blacksmith shop, the new building attached to the blacksmith shop, and the parking lot was approved by the Planning Commission on May 25, 2010. The required completion date for the overall Blacksmith Village development is June 23, 2013.

Since the approval of Contract #2010-100 for the amended conceptual development plan and the Phase 1-A site plan earlier this year, the owner of the property has identified certain design elements that he feels should be changed within the project to improve the design of the first phase and give better design options for future development. The proposed amendments require a recommendation from the Ogden Valley Planning Commission to the Weber County Commission, which acts as the Land Use Authority for zoning decisions. The proposed amendments are listed below:

1. Building B, also known as the "sister building" to Building A (attached to the blacksmith shop) will now be built as part of Phase 1. The applicant believes that these two buildings together will complement the Eden Park, create a town center concept, and act as a traffic calming element. Both buildings are shown with a minimal front yard setback from the street.

Planning Staff Analysis: Including Building B in Phase 1 is a better design than the current conceptual plan. This new design creates a desirable entry into the Blacksmith Village development and brings the project closer to completion in the first phase. This new design will increase walkability between this development, the Eden Park, and the other commercial businesses nearby. The minimal front yard setback is still an issue at this time, but the applicant has submitted a zoning ordinance amendment application that would allow zero front yard setbacks for certain commercial

areas in the Ogden Valley. This application will also be reviewed by the Planning Commission on December 7th. If the Planning Commission agrees with the amended ordinance language, then this portion of the amended conceptual site plan should be approved.

2. The plaza area to the rear of the blacksmith shop will be reduced in size to accommodate a new 10 stall parking area.

Planning Staff Analysis: Staff does not support completely eliminating the plaza area behind the blacksmith shop from the site plan. The applicant has addressed staff's concerns by maintaining a smaller plaza area with a pergola as a gathering place. The plaza will be connected to Building C by a pathway on the northern edge of the new parking area.

Although the new parking area reduces the size of the plaza, it is necessary to provide adequate parking for Building B in Phase 1. Due to the added cost of constructing Building B as part of Phase 1, the applicant wants to provide adequate parking, but does not want the expense of constructing the entire parking lot for the project. This new parking area could also be expanded to the north property line as access to the adjacent parcel if future development were to take place there.

3. Building C has been increased in size by approximately 300 square feet and no longer has a rectangular design. The new conceptual plan shows more of a square building with several prominent features. The south facing (front) portion of the building is shown in Exhibit C. The building was moved further to the west to accommodate the new parking area for Building B.

Planning Staff Analysis: The new design of Building C is similar to Buildings A and B and the planning staff has no concerns with its new location. Appropriate setbacks from the north property line will be required at the site plan design review.

Phasing for the project is now proposed in two phases. Phase 1 is requested to include renovation of the blacksmith shop, construction of the building attached to the south side of the blacksmith shop (Building A), construction of the "sister building (Building B) and installation of Phase 1's landscaping and parking. Phase 2 is requested to include construction of the restaurant building (Building C) located west of the blacksmith shop and new parking area, and the remainder of the parking and landscaping. Parking for the overall project has been reduced from 56 to 46 stalls with 18 located in Phase 1. Adequate parking for the uses in the buildings will be addressed at the site plan design review.

Summary of County Commission Considerations

- Is the project layout and Building C design consistent with the character of this historic site?
- Is the revision compatible with adjoining properties?
- Does the Ogden Valley Planning Commission consider the above described revisions to be an improvement and/or more desirable than the previously approved conceptual development plan?

Conformance to the General Plan

The Ogden Valley General Plan has specifically identified the Blacksmith Shop as a historical resource that contributes to Ogden Valley's charm, character and rich cultural heritage; therefore, an amendment to the Conceptual Development Plan that is historically compatible and supports the preservation of the Blacksmith Shop, is in conformance to the General Plan.

Conditions of Approval

- Conditions, limitations and uses as listed in Exhibit "C" of the Amended Zoning Development Agreement. The Amended Zoning Development Agreement has been recorded in the Office of the Weber County Recorder as Entry #2472161.
- All building control systems and mechanical equipment shall be located within or on top of new commercial buildings.
- All new buildings shall be constructed in a location that meets all applicable setback standards in place at the time of construction. The proposed Concept Development Plan shows Building B, located to the south of the Blacksmith Shop, as encroaching into the current front yard setback.
- In the event that future commercial development occurs on adjacent properties, the petitioner agrees to provide a "cross access" easement through the rear parking area and the new parking area in Phase 1. A "cross access" easement can provide safe and convenient vehicular/pedestrian traffic circulation.

Planning Commission Recommendation

The Ogden Valley Planning Commission unanimously recommended approval of the new Blacksmith Village conceptual site Plan on December 7, 2010.

Staff Recommendation

The Weber County Planning Staff recommends approval of the revised concept development plan; however, this recommendation for approval does not include the request for an unlimited timeframe for project completion. The Planning Staff is recommending that the expiration contained in the original Zoning Development Agreement be retained. The project completion date is June 23, 2013.

Exhibits

- A. Petitioner's Request Letter
- B. Amended Conceptual Development Plan
- C. Existing Conceptual Development Plan
- D. December 7, 2010 Planning Commission minutes

Map

Adjacent Land Use

North: Single-Family Residence
East: Eden Park

South: Vacant Parcel
West: Agricultural Land

Image 1: Approximate location of Blacksmith Village located at 2145 North & 5500 East

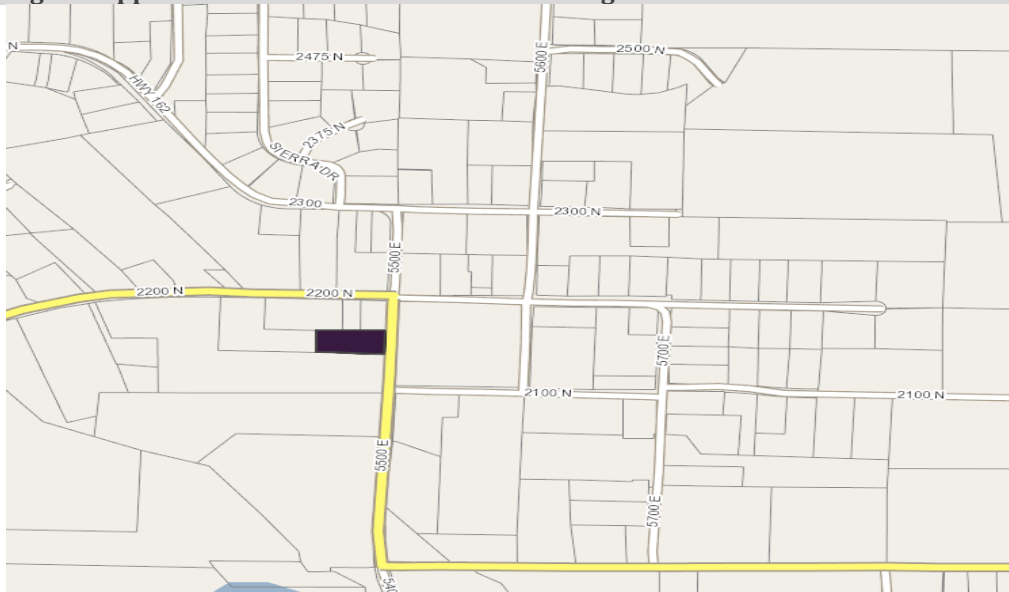
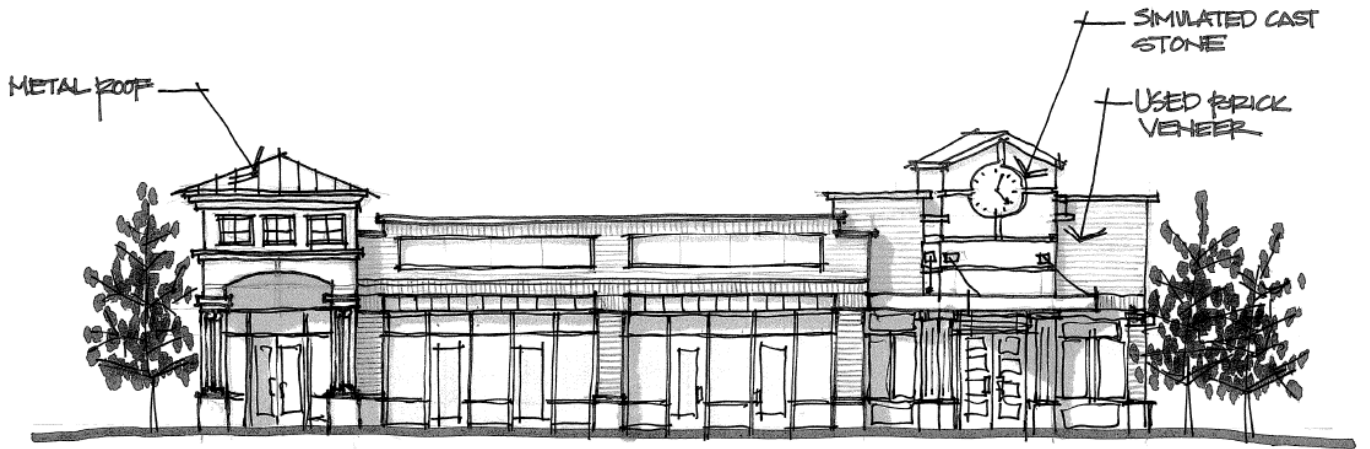


Image 2: Proposed Blacksmith Shop, Addition (Building A), and "Sister Building" (Building B)



BLACKSMITH VILLAGE
EDEN, UTAH

Image 3: Proposed Elevation of Building C



SCHMATIC ELEV. BLDG. C - PHASE II
BLACKSMITH VILLAGE
 EDEN, UTAH
 VANZEBEN ARCHITECTURE