



Legislation Details (With Text)

File #: ZONE-07-20-5877(CC) **Version:** 1 **Name:**

Type: Ordinance **Status:** Agenda Ready

File created: 9/9/2020 **In control:** City Council

On agenda: 9/22/2020 **Final action:**

Title: Community Development Department presenting a rezone application (File #ZONE-07-20-5877, Copper Creek Rezone) on behalf of Utah Development Group, requesting that 1.02 acres located at 1368 E. Copper Creek Road be rezoned from the CN and R-1-8 Zone to the RM(12) Zone.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Planning Commission Report-Copper Creek (9/3/20), 2. Concept Plan (7/20/20), 3. Neighborhood Meeting Summary (8/13/20), 4. Planning Commission Minutes-draft (9/3/20), 5. Resident Email (Miner, 9/4/20), 6. Ordinance #20-11 (Copper Creek Rezone), 7. Public Comment Email, 8. Additional Public Comment Email

Date	Ver.	Action By	Action	Result
9/22/2020	1	City Council	adopted	Pass

Agenda Item Title:

Community Development Department presenting a rezone application (File #ZONE-07-20-5877, Copper Creek Rezone) on behalf of Utah Development Group, requesting that 1.02 acres located at 1368 E. Copper Creek Road be rezoned from the CN and R-1-8 Zone to the RM(12) Zone.

Presenter:

Jake Warner

Description/Background:

Marco Diaz, on behalf of Utah Development Group (Applicant), has submitted an application for a zone change of approximately 1.02 acres located at approximately 1368 E. Copper Creek Road. The proposed zone change would change the subject property from the CN Zone "Planned Center-Neighborhood District" and the R-1-8 Zone "Single Family Residential District" to the RM(12) Zone "Residential Multi-Family District" (12 units per acre)."

The Applicant's proposal was presented in a neighborhood meeting held on August 13, 2020. The Application was presented to the Planning Commission in a public hearing on September 3, 2020. The Applicant presented a concept plan to the Planning Commission that showed six duplexes, for a total of twelve units. Four of the units directly access 1380 E. and eight units access Copper Creek from a common lane. The Planning Commission, by a vote of 5-2, forwarded a recommendation to the City Council to not approve the Application.

Fiscal Impact:

A potential subdivision would likely increase the revenue and expenses of the City by minimal amounts.

Further action to be taken:

The Application is requesting a rezone, a legislative item, and is being presented to the City Council for a decision to approve or deny the proposed zone change. A separate application for a subdivision or site plan would need to be submitted and approved prior to development.

Recommended Action and/or Suggested Motion:

Alternative Motions:

1. Motion to Approve - Adopt Ordinance #20-11, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; rezoning approximately 1.02 acres located at 1380 E. Copper Creek Road from the CN "Planned Center-Neighborhood District" and the R-1-8 "Single Family Residential District" to the RM (12) "Residential Multi-Family District (12 units per acre)".
2. Motion to Approve with revisions - Adopt Ordinance #20-11, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; subject to the following revisions: (expressed revisions) rezoning approximately 1.02 acres located at 1380 E. Copper Creek Road from the CN "Planned Center-Neighborhood District" and the R-1-8 "Single Family Residential District" to the RM (12) "Residential Multi-Family District (12 units per acre)".
3. Motion to Deny - Not adopt Ordinance #20-11, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; denying the proposed zone change of approximately 1.02 acres located at 1368 E. Copper Creek Road.
4. Table the Application - Table the application to a future decision. (If necessary, provide a date for further consideration and/or give direction to Staff for additional information requested.)