



## Legislation Details (With Text)

**File #:** ZONE-07-18-5452(PC) **Version:** 1 **Name:**  
**Type:** Planning Item **Status:** Reported to Council  
**File created:** 8/10/2018 **In control:** Planning Commission  
**On agenda:** 9/6/2018 **Final action:**  
**Title:** Larsen Rezone  
10394 S. Dimple Dell Rd. from R-1-40A to R-1-20A  
The Dell, Community #29

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PC Staff Report-Larsen-signed (8.22.18), 2. Larsen Concept Plan

Date	Ver.	Action By	Action	Result
9/6/2018	1	Planning Commission	recommended for approval	Pass

**Agenda Item Title:**

Larsen Rezone  
10394 S. Dimple Dell Rd. from R-1-40A to R-1-20A  
The Dell, Community #29

**Presenter:**

Jake Warner

**Description/Background:**

Cari and Nick Larsen (Applicants) have submitted an application for a zone change of property (approximately 1.59 acres) located at 10397 S. Dimple Dell Road (Property) from the R-1-40A Zone to R-1-20A Zone (Proposal), both "Single Family Residential Districts." The Applicants intend to subdivide the property in to two lots, with one vacant lot just under a half acre and one lot that includes the existing house that would be just over one acre. The proposed rezone would be necessary to subdivide the property.

**Fiscal Impact:**

The potential subdivision, adding one residential building lot, would likely increase the property tax revenue of the City, but by a minimal amount.

**Further action to be taken:**

The Application is a proposed rezone, a legislative item, being presented to the Planning Commission for recommendation to the City Council.

**Recommended Action and/or Suggested Motion:**

**Alternatives:**

1. Recommend that the City Council approve the zone change from R-1-40A to R-1-20A.
2. Recommend that the City Council not approve the zone change from R-1-40A to R-1-20A.

3. Table the decision for a future meeting.