



## Legislation Details (With Text)

**File #:** ZONE-06-19-5665(PC) **Version:** 1 **Name:**  
**Type:** Resolution **Status:** Failed  
**File created:** 7/22/2019 **In control:** Planning Commission  
**On agenda:** 8/1/2019 **Final action:**  
**Title:** Bell Canyon Cove Rezone  
1785 E. and 1815 E. 11400 S. from R-1-40A to R-1-10  
[Community #26]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report, 2. Zoning Map, 3. Concept Plan, 4. Neighborhood Meeting Summary, 5. Traffic Study, 6. Resident Emails, 7. Taft Email

Date	Ver.	Action By	Action	Result
8/1/2019	1	Planning Commission	approved	Fail

**Agenda Item Title:**

Bell Canyon Cove Rezone  
1785 E. and 1815 E. 11400 S. from R-1-40A to R-1-10  
[Community #26]

**Presenter:**

Jake Warner

**Description/Background:**

Ryan Button (Applicant) has submitted an application on behalf of Bell Canyon Cove LLC for a zone change of approximately 4.9 acres on two parcels located at approximately 1785 E. and 1815 E. 11400 S. (Property) from the R-1-40A Zone "Single Family Residential District, farm animals permitted" to the R-1-10 Zone "Single Family Residential District" (Application).

**Fiscal Impact:**

Development of a potential subdivision of the Property according to the requested zone change would likely increase both the revenue and expenses of the City by relatively minimal amounts.

**Further action to be taken:**

The action requested by the Application is a rezone, a legislative item, being presented to the Planning Commission for recommendation to the City Council. The City Council will make the final determination regarding the Application.

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

**Alternatives:**

1. Recommend that the City Council approve the zone change from the R-1-40A Zone to the R-1-10

Zone.

2. Recommend that the City Council not approve the zone change from the R-1-40A Zone to the R-1-10 Zone.
3. Table the decision for a future meeting.