

Sandy City, Utah

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Legislation Details (With Text)

File #: ZONE-06-19- Version: 1 Name:

5664

Type: Ordinance Status: Passed

 File created:
 7/2/2019
 In control:
 City Council

 On agenda:
 8/20/2019
 Final action:
 8/20/2019

Title: Community Development Department presenting a rezone application (File #ZONE-06-19-5664,

White Pine Row) on behalf of Sequoia Development, requesting that 3.3 acres located at 2888 E.

Little Cottonwood Road be rezoned from the R-1-20A Zone to the R-1-10 Zone.

Sponsors: Indexes:

Code sections:

Attachments: 1. Aerial Map, 2. Concept Plan, 3. Neighborhood Meeting Summary, 4. Staff Report, 5. Planning

Commission Minutes (7.18.19), 6. Ordinance #19-20, 7. Executed Ord 19-20 White Pine Row Rezone

Date	Ver.	Action By	Action	Result
8/20/2019	1	City Council	denied	Fail

Agenda Item Title:

Community Development Department presenting a rezone application (File #ZONE-06-19-5664, White Pine Row) on behalf of Sequoia Development, requesting that 3.3 acres located at 2888 E. Little Cottonwood Road be rezoned from the R-1-20A Zone to the R-1-10 Zone.

Presenter:

Jake Warner

Description/Background:

Kevin Ludlow, on behalf of Sequoia Development, has submitted an application for a zone change of approximately 3.3 acres located at approximately 2888 E. Little Cottonwood Road (Property). The proposed zone change would change the zoning of the Property from the R-1-20A Zone, a "Single Family Residential" Zone District with farm animals permitted, to the R-1-10 Zone, a "Single Family Residential" Zone District.

The Applicant has submitted a concept plan that shows 10 single-family lots on a cul-de-sac accessed from Little Cottonwood Road.

A neighborhood meeting was held on June 26, 2019. The Application was presented to the Planning Commission in a public hearing on July 18, 2019. The Planning Commission, by a vote of 7-0, forwarded a recommendation to the City Council to 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:

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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 submitted and approved prior to development.

Recommended Action and/or Suggested Motion:

The Community Development Department recommends that the City Council take one of the following actions after hearing public comments:

- 1. Approve the Application.
- 2. Approve the Application with revisions.
- 3. Deny the Application.
- 4. Table the Application for a future decision.

Alternative Motions:

- 1. Motion to Approve Adopt Ordinance #19-20, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; rezoning approximately 3.3 acres located at 2888 E. Little Cottonwood Road from the R-1-20A "Single Family Residential" Zone District to the R-1-10 "Single Family Residential" Zone District.
- 2. Motion to Approve with revisions Adopt Ordinance #19-20, 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 3.3 acres located at 2888 E. Little Cottonwood Road from the R-1-20A "Single Family Residential" Zone District to the (expressed alternative per revisions)".
- 3. Motion to Deny Not adopt Ordinance #19-20, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; denying the proposed zone change of approximately 3.3 acres located at 2888 E. Little Cottonwood 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.)