



Legislation Details (With Text)

File #: ZONE-09-19-5726(PC) **Version:** 1 **Name:**
Type: Ordinance **Status:** Reported to Council
File created: 9/19/2019 **In control:** Planning Commission
On agenda: 10/17/2019 **Final action:** 10/17/2019
Title: Bell Canyon Cove Rezone
1785 E. and 1815 E. 11400 S. from R-1-40A to R-1-15A
[Community #26]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Concept Plan, 3. Neighborhood Meeting Summary, 4. Kofford Email (10.3.19), 5. Olsen Email (9.23.19), 6. Corey Bodily Letter (10.11.19), 7. Edwards Email (10.17.19).pdf

Date	Ver.	Action By	Action	Result
10/17/2019	1	Planning Commission	recommended for approval	Pass

Agenda Item Title:

Bell Canyon Cove Rezone
1785 E. and 1815 E. 11400 S. from R-1-40A to R-1-15A
[Community #26]

Presenter:

Jake Warner

Description/Background:

Ryan Button has submitted an application on behalf of Bell Canyon Cove LLC (Applicant) for a zone change of approximately 4.5 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-1-15A Zone “Single Family Residential District, farm animals permitted” (Application). The Applicant has also submitted a concept plan. The concept plan shows ten single-family lots on a public street.

A previous application (File #ZONE-06-19-5665) that was submitted by the Applicant, requesting a zone change to the R-1-10 Zone for the subject property, has been withdrawn.

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-1-15A Zone.
2. Recommend that the City Council not approve the zone change from the R-1-40A Zone to the R-1-15A Zone.
3. Table the decision for a future meeting.