



Legislation Text

File #: ZONE-01-18-5348, **Version:** 1

Agenda Item Title:

Sutton Property Rezone - Gene Anderson has submitted an application requesting a zone change of the subject property (a parcel located at 10944 S. 1000 E. and a portion of property located at 969 E. Avila Court), a total of approximately 1.05 acres, from R-1-20A "Single Family Residential District" to R-1-9 "Single Family Residential District". File #: ZONE-01-18-5348.

Presenter:

Jake Warner

Description/Background:

The Applicant intends to subdivide the property located at 10944 S. 1000 E., creating one additional building lot on the north side of the property and the existing house remaining on what would be the south lot. A future two-lot subdivision of the property would not comply with the minimum lot width requirement of the current zone (R-1-20A). Approval of a future subdivision application would be required, and submittal of that application would be contingent on the City Council's decision of the subject rezone application.

The Applicant also owns adjacent property located at 969 E. Avila Court. A portion (0.09 acre) of the property at 969 E. Avila Court was acquired by the Applicant by lot line adjustment from the property at 10944 S. 1000 E. prior to Applicant owning both properties. The original property at 969 E. Avila Court is already zoned R-1-9. The additional portion acquired from 10944 S. 1000 E. remains zoned R-1-20A. The subject rezone application would rezone to R-1-9 the entire property at 10944 S. 1000 E. and the portion of 969 E. Avila that is not already zoned R-1-9.

The subject application was presented to the Planning Commission on February 1, 2018 in a public hearing. The Planning Commission, by a vote of 5-0, forwarded to the City Council a recommendation to approve the application, rezoning the subject property to R-1-9.

Fiscal Impact:

Further action to be taken:

Recommended Action and/or Suggested Motion:

1. That the subject property located at 10944 S. 1000 E. and 969 E. Avila Court be rezoned from the R-1-20A Zone to the R-1-9 Zone according to the recommendation of the Planning Commission and the facts, findings, and conclusion contained in the staff report presented to the Planning Commission.
2. That Ordinance #18-05 be adopted, rezoning the subject property from R-1-20A "Single Family District" to the R-1-9 "Single Family District."

