



## Legislation Text

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**File #:** ZONE-07-18-5452(PC), **Version:** 1

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**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.