



Legislation Text

File #: ZONE-06-19-5664, **Version:** 1

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:

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 be 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.)