



Legislation Text

File #: ZONE-06-19-5665(CC), **Version:** 1

Agenda Item Title:

Community Development Department presenting a rezone application (File #ZONE-06-19-5665, Bell Canyon Cove) on behalf of Bell Canyon Cove LLC., requesting that two parcels, 4.5 acres, located at 1785 E. and 1815 E. 11400 S. be rezoned from the R-1-40A Zone to the R-1-10 Zone.

Presenter:

Jake Warner

Description/Background:

Ryan Button, on behalf of Bell Canyon Cove LLC., has submitted an application for a zone change of two adjacent parcels of approximately 4.5 acres located at approximately 1785 E. and 1815 E. 11400 S. (Property). The proposed zone change would change the zoning of the Property from the R-1-40A 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 15 single-family lots on a street accessed from 11400 S. with stub roads to the east and west.

A neighborhood meeting was held on June 26, 2019. The Application was presented to the Planning Commission in a public hearing on August 1, 2019. The Planning Commission, by a vote of 4-1, 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 #19-21, an ordinance amending and fixing the boundaries of

a zone district of the Sandy City Zoning Ordinance; rezoning approximately 4.5 acres located at 1785 S. and 1815 S. from the R-1-40A "Single Family Residential" Zone District to the R-1-10 "Single Family Residential" Zone District.

2. Motion to Approve with revisions - Adopt Ordinance #19-21, 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 4.5 acres located at 1785 S. and 1815 E. 11400 S. from the R-1-40A "Single Family Residential" Zone District to the (expressed alternative per revisions)".

3. Motion to Deny - Not adopt Ordinance #19-21, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; denying the proposed zone change of approximately 4.5 acres located at 1785 S. and 1815 E. 11400 S.

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.)