



## Legislation Text

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**File #:** ZONE-09-19-5726(PC), **Version:** 1

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**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that was submitted by the Applicant, requesting a zone change to the R-1-10 Zone for the subject property, has been withdrawn.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.