Sandy City, Utah

Legislation Text

File #: ZONE-05-19-5655(CC), **Version:** 1

Agenda Item Title:
PUBLIC MEETING:
Community Development Department presenting a rezone application (File #ZONE-05-19-5655, Villas at Southtowne) on behalf of The Thackeray Company, requesting that 4.0 acres, a portion of two parcels located at approximately 10650 S. 700 E., be rezoned from the CN Zone to the PUD(10) Zone.

Presenter:
Jake Warner

Description/Background:
John Thackeray has submitted an application on behalf of The Thackeray Company (Applicant) for a zone change of 4.0 acres of a combined 6.37 acres between two contiguous parcels located at 10650 S. 700 E. from the CN Zone ("Planned Center-Neighborhood District") to the PUD(10) ("Planned Unit Development"). The unaffected area (2.37 acres) would remain in the CN Zone. The Applicant has also submitted a concept plan. The concept plan shows townhomes on the subject property and a Challenger School on the the unaffected area.

The Application was presented to the Planning Commission in a public hearing on October 17, 2019. By a vote of 4-1, the Planning Commission forwarded a recommendation to the City Council to not approve a rezone of the property to PUD(10).

A previous application (File #ZONE-01-19-5591) submitted by the Applicant that requested a PUD (12) Zone affecting the subject property has been withdrawn.

Fiscal Impact:
A potential subdivision of the Property would likely increase the revenue and expenses of the City. At the requested density, it is likely that revenues would exceed expenses.

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 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:
1. Approve the Application.
2. Approve the Application with revisions.
3. Deny the Application.
4. Table the Application for a future decision.