



Legislation Text

File #: ZONE-03-20-5825(PC2), **Version:** 1

Agenda Item Title:

Orchards at Farnsworth Farms Rezone (amended)
11228 S. 700 E. from R-1-40A to PUD(10)
[Community #11 - Crescent]

Presenter:

Jake Warner

Description/Background:

Joe Salisbury submitted an application on behalf of DAI (Applicant) for a zone change of 10.07 acres located at 11228 S. 700 E. from the R-1-40A Zone ("Single Family Residential District") to the PUD (12) Zone ("Planned Unit Development"). The Applicant also submitted a concept plan showing 116 dwelling units, which would be a density of 11.52 units per acre. The Application was presented in a neighborhood meeting on May 18, 2020 and to the Planning Commission, in a public hearing, on June 4, 2020. Following the Planning Commission meeting, the Applicant revised the concept plan, in response to input received regarding density, by reducing the total number of units to 96 units. The density of the revised concept plan is 9.53 units per acre. The Application was presented to the City Council on October 13, 2020. The Applicant presented the revised concept plan to the City Council. By a vote of 4-3, the City Council remanded to the Application back to the Planning Commission to consider a potential zone change to the PUD(10), rather than a PUD(12), with the revised concept plan.

Fiscal Impact:

At the requested density, it is likely that the proposed subdivision would generate revenues that would exceed expenses.

Further action to be taken:

The Application is being returned to the Planning Commission per a City Council motion. The Application is a rezone, a legislative item, being presented to the Planning Commission for a recommendation, based on an amendment to the zone requested in the original application, to be sent back to the City Council. The City Council will consider the Planning Commission's recommendation, and 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 R-1-40A to PUD(10).
2. Recommend that the City Council not approve the zone change from R-1-40A to PUD(10).
3. Table the decision for a future meeting.