



Legislation Text

File #: REZ05042022-6315 (CC Ord), **Version:** 1

Agenda Item Title:

Community Development Department presenting, for City Council action, a zone change application (File #REZ05042022, Brand Estates) submitted by Next Level Homes, requesting that 5.0 acres at 267 E. and 285 E. 11000 S. be rezoned to the R-1-10 and R-1-15 Zones.

Presenter:

Jake Warner

Description/Background:

Kyle Denos, with Next Level Homes (Applicant), has submitted an application for a zone change of two parcels, a total of approximately 5.0 acres, generally located at 267 E. and 285 E. 11000 S. from the R-1-40A Zone ("Single Family Residential District") to the R-1-10 Zone ("Single Family Residential District") and the R-1-15 Zone ("Single Family Residential District"). There is currently two homes on the subject property, one home on each parcel. The Application included a concept plan that shows 12 single-family residential lots, with a road connecting two existing stub roads at Sophie Lane and 10930 S. The requested R-1-15 Zone area (approximately 1.12 acres) would be located adjacent to 11000 S. and the R-1-10 Zone area (approximately 3.87 acres) would cover the remainder of the subject property.

A neighborhood meeting was held on May 25, 2022. A public hearing was held by the Planning Commission on June 16, 2022. The Planning Commission, by a vote of 6-0, approved a motion to forward a positive recommendation regarding the Application to the City Council. The Application was presented to the City Council for a first reading on July 26, 2022.

Fiscal Impact:

The proposed project would increase both property tax revenue and the cost to provide City services.

Further action to be taken:

If the rezone application is approved, a subdivision and/or site plan application would need to be submitted, reviewed, and approved before development could occur and building permits would then need to be submitted, reviewed, and approved before houses could be built on the property.

Recommended Action and/or Suggested Motion:

Alternative Motions:

1. Motion to Approve - Adopt Ordinance #22-08, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; rezoning approximately 5.0 acres, involving two parcels as proposed by the Applicant, generally located at 267 E. and 285 E. 11000 S. from the R-1-40A Zone ("Single Family Residential District") to the R-1-10 Zone ("Single Family Residential District"), 3.87 acres, and to the R-1-15 Zone ("Single Family Residential District"), 1.12 acres.

2. Motion to Approve with revisions - Adopt Ordinance #22-08, 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 5.0 acres, involving two parcels as proposed by the Applicant, generally located at 267 E. and 285 E. 11000 S. from the R-1-40A Zone ("Single Family Residential District") to the R-1-10 Zone ("Single Family Residential District"), 3.87 acres, and to the R-1-15 Zone ("Single Family Residential District"), 1.12 acres.

3. Motion to Reject - Not adopt Ordinance #22-08, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; rejecting the proposed zone change of approximately 5.0 acres, involving two parcels as proposed by the Applicant, generally located at 267 E. and 285 E. 11000 S. from the R-1-40A Zone ("Single Family Residential District") to the R-1-10 Zone ("Single Family Residential District"), 3.87 acres, and to the R-1-15 Zone ("Single Family Residential District"), 1.12 acres.

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.)