



Legislation Text

File #: REZ06302022-6356 (CC Ord), **Version:** 1

Agenda Item Title:

Community Development Department presenting, for City Council action, a zone change application (File #REZ06302022-6356, Woodhaven Estates) submitted by Brandon Fry, requesting that 2.2 acres at approximately 7635 S. 300 E. be rezoned to the PUD (12) Zone.

Presenter:

Jake Warner

Description/Background:

Brandon Fry (Applicant), has submitted an application for a zone change of five parcels, a total of approximately 2.2 acres, generally located at 7635 S. 300 E. from the R-2-8 Zone ("Two-Family Residential District") to the PUD (12) Zone ("Planned Unit Development District"). The property is located on the Midvale City boundary. There is currently one single-family home and three duplexes, a total of seven units, on the subject property. The Application included a concept plan that shows 11 duplexes, 22 units, with a looped road connecting through the proposed project.

A neighborhood meeting was held on July 28, 2022. A public hearing was held by the Planning Commission on September 1, 2022. The Planning Commission, by a vote of 4-1, approved a motion to forward a positive recommendation regarding the Application to the City Council. The Application was presented to the City Council on September 20, 2022 as an informational item.

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 #22-11, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; rezoning approximately 2.2 acres, involving five parcels, as proposed by the Applicant, generally located at 7635 S. 300 E. from the R-2-8 Zone ("Two-Family Residential District") to the PUD (12) Zone ("Planned Unit Development District").
2. Motion to Approve with revisions - Adopt Ordinance #22-11, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; rezoning approximately 2.2 acres, involving five parcels, as proposed by the Applicant, generally located at 7635 S. 300 E. from the R-2-8 Zone ("Two-Family Residential District") to the PUD (12) Zone ("Planned Unit Development District"), subject to the following revisions: (expressed revisions).

3. Motion to Reject - Not adopt Ordinance #22-11, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; rejecting the proposed zone change of approximately 2.2 acres, involving five parcels, as proposed by the Applicant, generally located at 7635 S. 300 E. from the R-2-8 Zone ("Two-Family Residential District") to the PUD (12) Zone ("Planned Unit Development District").

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.)