



# Planning Commission Hearing Staff Report Hearing Date: January 23, 2019

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**\*Item 1 - Brian Wing requests a zone change from A1.1 to R1.10 to facilitate a two-lot, residential subdivision, located at 672 S 1600 West. Sunset Neighborhood. Brian Maxfield (801)-852-6429 17-0019R**

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<p><u>Applicant:</u> Brian Wing</p> <p><u>Staff Coordinator:</u> Brian Maxfield</p> <p><u>Property Owner:</u> J Brian &amp; Sandra Wing <u>Parcel ID#:</u>21:041:0175 <u>Acreage:</u> 0.98 <u>Number of Properties:</u> 1 <u>Number of Lots:</u> 1</p> <p><u>Current Zoning:</u> A1.1</p> <p><b><u>ALTERNATIVE ACTIONS</u></b></p> <p>1. <b>Continue</b> to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is February 13, 2019 at 5:00 P.M.</i></p> <p>2. <b>Deny</b> the requested variance. <i>This action would not be consistent with the recommendations of the Staff Report. The Board of Adjustment should state new findings.</i></p>	<p><u>Current Legal Use:</u> Uses allowed in the A1.1 Agricultural Zone</p> <p><u>Relevant History:</u> None</p> <p><u>Neighborhood Issues:</u> None. The neighborhood has reviewed and supports this item.</p> <p><u>Summary of Key Issues:</u> Appropriateness of requested Zone.</p> <p><u>Staff Recommendation:</u></p> <p><b>Approve</b> the rezoning from A1.1 to R1.10 for the Bird Wing Rezoning request of approximately one acre for property located at 672 S. 1600 West.</p> <p><i>This action would be consistent with the recommendations of the Staff Report.</i></p>
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## **OVERVIEW**

This item is the rezoning of approximately one acre from the A1.1 Agricultural Zone to the R1.10 Residential Zone. The rezoning would facilitate the division of the property into two lots, each containing an area of just over 20,000 square feet, meeting the R1.10 Zone's minimum lot size requirement of 10,000 square feet. There is one existing dwelling on the existing property and would be located on the northern of the two proposed lots.

Although adjoining properties are currently zoned A1.1, the site is designated 'Residential' on the City's General Plan, as well as on the recently adopted Southwest Area Neighborhood Land Use Plan. By Section 10-9a-505(3) of the State Code, there is "no minimum area or diversity of ownership requirement for a zone designation."

Street right-of-way needs have been determined and will be dedicated with the recording of the subdivision plat. However, improvements to 1600 West in front of this lot will be delayed until the City's Engineering Department completes studies regarding the desired street and curb elevations.

### **RELEVANT HISTORY**

The rezoning request has been delayed for over a year while the City addressed sewer issues. The City's Public Works Department has now indicated their support for this item going forward with its single new connection. A plat for the 2-lot subdivision has been reviewed and received CRC approval, subject to approval of the rezoning. The neighborhood chair, Brian Taylor, has indicated his support for this rezoning.

### **FINDINGS OF FACT**

- The property is currently zoned A1.1
- The proposed lots meet the development standards of the R1.10 Zone
- Per Section 10-9a-505(3) of the State Code, there is no minimum area size nor diversity of ownership required for a zone designation.

### **APPLICABLE ZONING CODES**

- 14-08 A1 Agricultural
- 14-1.10 R One-family Residential

### **CONCLUSIONS**

This rezoning is supported by the Land Use element of the General Plan as well as the Sunset Neighborhood.

### **RECOMMENDATION**

Approve the requested rezoning from A1.1 to R1.10 for the Bird Wing Rezoning request for the approximately one acre property located at 672 S. 1600 West.

### **ATTACHMENTS**

Site Map  
Zone Map  
Subdivision Plat



