



City Council

August 6, 2019



ZMA-19-004

Land Use Map Amendment:

Consideration of Ordinance 329-A Approving a General Plan Amendment for Real Property Located at 7683 Bengal Bend Cove from Neighborhood Commercial to Residential Low Density.

and

Zoning Map Amendment:

Consideration of Ordinance 330-A Approving the Re-zone of Real Property Located at 7683 Bengal Bend Cove from RO (Residential Office)

Context



Street View



Background

Subdivision

- A subdivision was recorded in April 20019.
- The current RO zone requires new buildings to have side yards of 25 feet and rear yards of 30 feet when they abut residential zones.

General Plan Amendment Summary

- Current: Neighborhood Commercial
- Requested: Low Density Residential



General Plan Policy

Current Land Use Policy

The land use map designates the current land use of the subject properties as "Neighborhood Commercial." The General Plan states:

"Neighborhood Commercial – The neighborhood commercial classification includes small commercial areas within primarily residential areas. The designation can contain a mix of land uses, however, the businesses are primarily smaller in scale than those found in a mixed-use or commercial area."

Requested Land Use Policy

The applicant is requesting that the "Neighborhood Commercial" land use policy be amended to designate this area as "Residential – Low Density." The General plan describe this land use as follows:

"Residential – Low Density districts are residential areas that contain between 2.5 and five (5) dwelling units per acre. Properties that are assigned the Residential – Low Density classification are generally (but not necessarily limited to) neighborhoods consisting of single-family dwellings."

Zoning Map Amendment Summary

- Current: RO – Residential Office Commercial
- Requested: R-1-8 – Single Family Residential



Staff Recommendation

Staff's recommendation of approval of the proposed general plan map and zone map amendment is based on the following findings:

- The proposed General Plan Land Use and Zoning Map amendment, and the purposes of the R-1-8 zone, are consistent with the principles, goals, and objectives of the General Plan;
- The proposed amendment fits in context with the land use and zoning in the area;
- The proposed zoning map amendment will be completed in accordance with the procedure as outlined in 19.90.010 "Amendment Procedure" of the Cottonwood Heights Municipal Code;
- Proper notice was given in accordance with all local and state noticing requirements.
- Future development impacts of the proposed zone will be appropriately mitigated through requisite site plan and permit review, including sensitive lands ordinance provisions;
- The zone map amendment is done in accordance with the procedure outlined in 19.90.010 "Amendment Procedure" of the Cottonwood Heights Municipal Code;
- Proper notice was given in accordance with all local and state noticing requirements.

Planning Commission Recommendation

Recommend Approval of the Requested General Plan Map and Zoning Map Amendments