



City Council

Community & Economic Development Items
December 17, 2019

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ZMA-19-005

8120 S. Royal Ln.
Zone Map Amendment

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Summary

Applicant:

Mohammad Pourkazemi

Subject Property:

8120 S. Royal Lane

Action Requested:

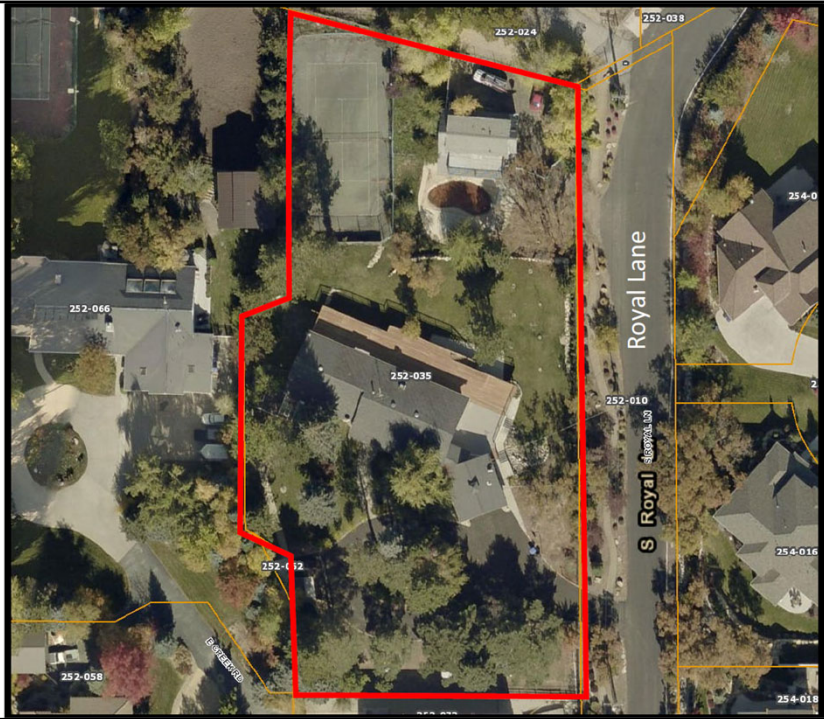
Amend the zoning map from RR-1-43 (Rural Residential – 1 acre lot minimum) to RR-1-21 (Rural Residential – 1/2 acre lot minimum) on 1.19 acres of property.

Recommendation:

Recommend to City Council for Approval.

Project #:

ZMA-19-005



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Zoning and Land Use

Site

Use: Single-Family Residential with Pool House

General Plan Land Use: Residential Rural Density

Zone: RR-1-43 (Rural Residential with 1 acre lots)

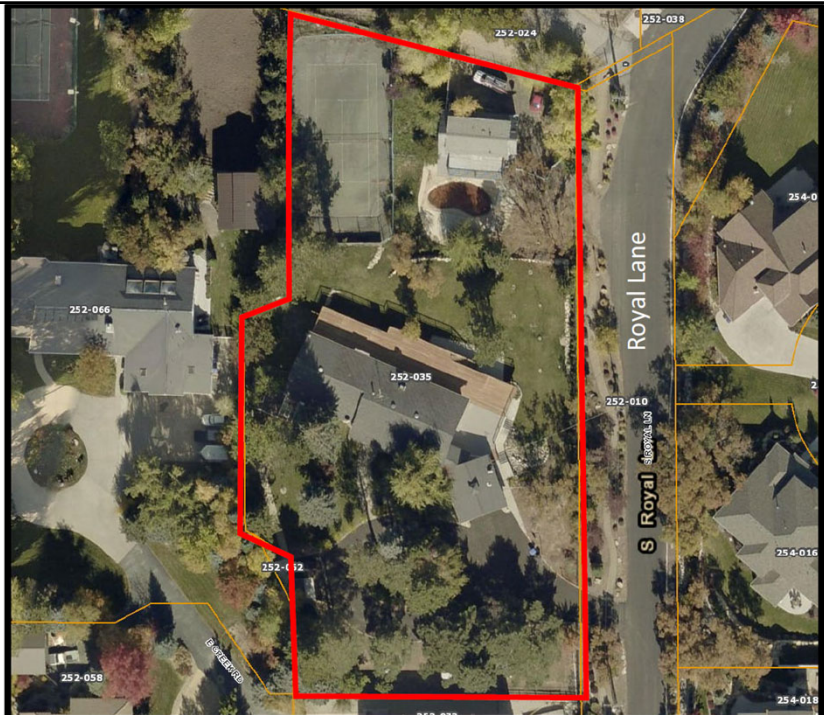
Proposed Zone: RR-1-21 (Rural Residential with 1/2 acre lots)

Surrounding

Use: Single-Family Residential

General Plan Land Use: Residential Rural Density

Zone: RR-1-43 (Rural Residential with 1 acre lots) / RR-1-21 (Rural Residential with 1/2 acre lots)



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Existing Conditions

Subject Property –Northwest View



Subject Properties –West View



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Recommendation

- Staff Recommendation: APPROVAL
- Planning Commission Recommendation: APPROVAL
 - 5-1 vote
 - Opposing vote recommended the applicant obtain approval from the neighborhood HOA prior to Commission recommendation

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SUB-19-012

8564 S. Little Willow Cir.
Reduction to Flag Lot Side Yard Setback

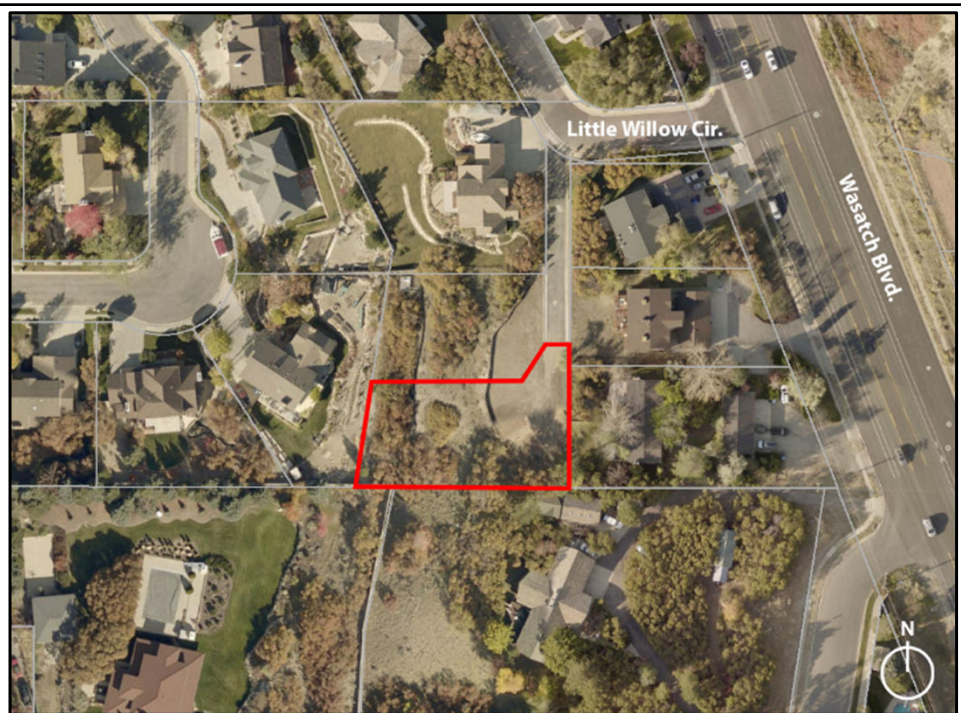
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Summary

Action Requested
Subdivision Exception:
Reduction to the flag lot side yard setback requirement at 8564 S. Little Willow Cir.

Applicant:
Mo Vedadi

Project #:
SUB-19-012



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Context

Subject Property:
8564 S. Little Willow Cir.

Property Owner:
VEDADI, MOHAMMAD

Acres:
0.36

Parcel #:
22-35-481-020



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Zoning & Land Use

Site

Single-Family Residential
(Little Willow Subdivision,
Plat B)

Surrounding Properties

North:

Single-Family Residential (Willow Creek
Hill Subdivision)

South:

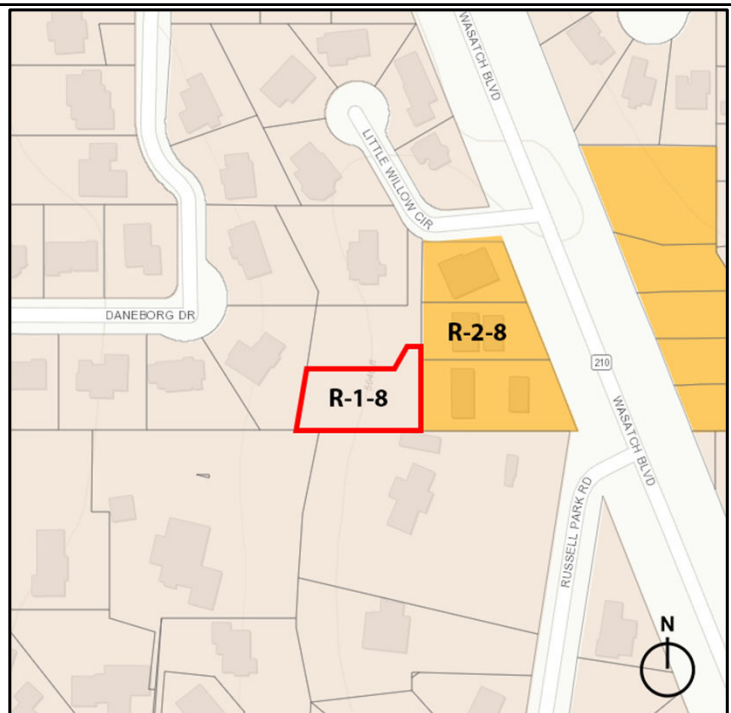
Single-Family Residential (Russell Park Rd.)

East:

Multi-Family Residential (Duplexes –
Wasatch Blvd.)

West:

Single-Family Residential
(Little Willow Subdivision)



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Site Imagery



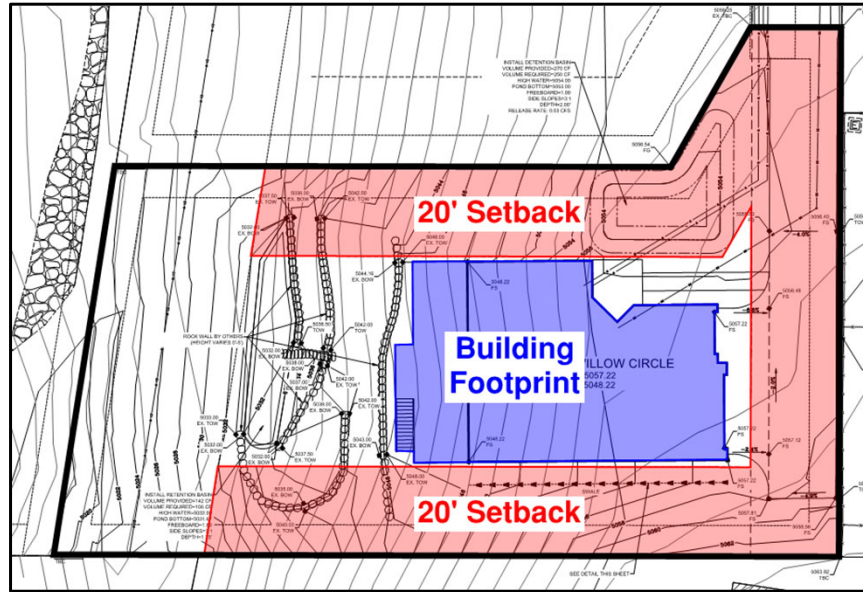
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Site Imagery



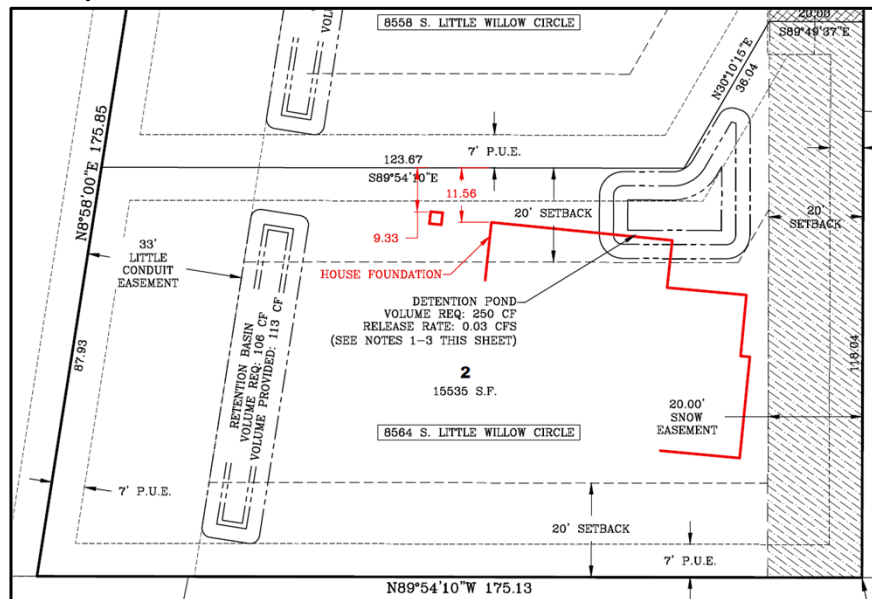
14

Approved Building Permit



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Site Survey



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Recommendation

- Staff Recommendation – APPROVAL
 - Finding – Exceptional conditions exist; and the welfare, best interests and safety of the general public will be usefully served or protected
 - Adjacent property most directly affected supports the exception
- Planning Commission Recommendation – APPROVAL
 - 5-0 vote recommending approval to City Council (1 abstention)

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Recommended Conditions of Approval

- The applicant shall work with city staff to address all technical corrections to the proposed plans, such as:
 - Provide as-built drawings of constructed home and site, including revised grading and drainage plans;
 - Provide plans and calculations for required retaining walls on site;
 - Provide up-to-date stormwater retention calculations;
 - Address all outstanding inspection items.

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City Council

Land Use Applications

December 17, 2019