



**Planning and Development Services**

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<b>File #31120</b>
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## **Rezone Summary and Recommendation**

**Public Body:** Magna Metro Township Council

**Meeting Date:** June 9, 2020

**Parcel ID:** 14-30-208-022-0000

**Current Zone:** R-1-6

**Proposed Zone:** R-1-5

**Property Address:** 3054 South 8850 West

**Request:** Rezone

**Applicant Name:** Wei Li

**MSD Planner:** Julia Friedman

**MSD Planning Staff Recommendation:** Approval

**Planning Commission Recommendation of Approval:** March 12, 2020

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### **PROJECT DESCRIPTION**

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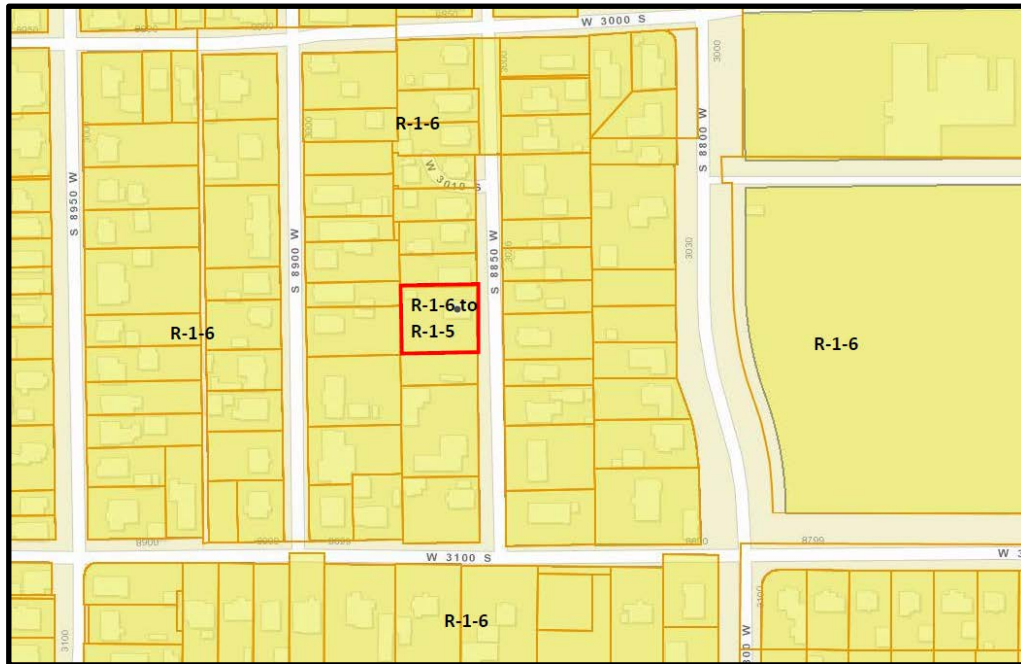
The applicant is proposing to rezone the subject property in order to allow for future subdivision of the property into two lots.

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### **SITE & VICINITY DESCRIPTION** (see attached map)

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The property is located in a neighborhood of existing R-1-6 zoning located to the West of Cyprus High School.



## GENERAL PLAN CONSIDERATIONS

The property is located in a stable area on the General Plan Map. These areas have a limited potential for the absorption of growth and are likely to experience only minor changes in overall character over time. The level of stability of Blue area is defined as follows:

- 1) Subtle changes in land use may occur. Overall, land uses in the area/corridor will exhibit less diversity and less intensity. Changes will be limited to a small number of dispersed sites, leaving the majority of the area/corridor unchanged.
- 2) Improvements may occur which subtly alter the appearance, economics, or sustainability of the area/corridor. Most improvements will consist of individual projects, and may not require coordination with parcels beyond their immediate vicinity.
- 3) Mobility networks are less formalized and will remain largely as built, but minor changes may occur. Public transit typically will have no dedicated right-of-way.

With Regards to Goal 5 of the General Plan regarding housing choices, the following objective is pertinent to the proposed rezoning of this property:

**Objective 5.4:** *Encourage residential development that establishes a variety of lot sizes, dwelling types, densities, and price points, as well as an appropriate balance of owner occupied and rental units.*

## ZONE CONSIDERATIONS

Requirement	Existing Zone R-1-6	Proposed Zone R-1-5
Height	35 feet	35 feet
Front Yard Setback	25 feet	20 feet
Side Yard Setback	5 feet and 11 feet or 8 feet each side.	5 feet each side (unless attached)
Rear Yard Setback	30 feet (15 feet with garage)	20 feet (15 feet with garage)
Lot Width	60 feet min.	25 feet min.
Lot Area	6,000 sq. ft.	5,000 sq. ft.

Compatibility with existing buildings in terms of size, scale and height.	yes
Compliance with Landscaping Requirements Verified.	n/a
Compliance with the General Plan.	yes

## ISSUES OF CONCERN/PROPOSED MITIGATION

There are few to no issues or concerns with rezoning the property from a planning perspective.

## NEIGHBORHOOD RESPONSE

The only response received from the neighborhood comes from the current tenant of the property, who is not in favor of the proposal as it could have a future effect on the property they are currently renting from the applicant/owner.

## PLANNING STAFF ANALYSIS

The potential increase in residential density is limited to one single-family home. In the existing neighborhood nearly, all homes are on 6,000 square foot lots and larger however, many are non-conforming as to the minimum lot width of 60 feet. While the R-1 5 zone would allow for a smaller lot size and a minimum width as small as 25 feet, the smallest potential lot that could be created from the subject property would be 5,000 sq. ft. in size and approximately 43.5 feet in width. This lot width would not be out of character for the neighborhood. Neighboring lots on the North and the South of the subject property are each only 50 feet wide. One lot across the street to the East is only about 40 feet wide. The most likely lot created from this property (with the existing house to remain) would be approximately 49 feet in width and 5,600 square feet in size.

Most homes on the block are also non-complying with regards to front yard setbacks in the R-1-6 zone, including the one on the subject property. A new home complying with the R-1-5 setbacks listed in ordinance would still have front yard setback equal to or larger than 9 out of 10 existing homes on the same street face.

## **PLANNING COMMISSION RECOMMENDATION**

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On March 12, 2020, the Magna Metro Planning Commission heard and approved File 31120 for recommendation to the Magna Metro Township Council. The Planning Commission recommended that the application be approved for the rezone on the property at 3054 South 8850 West.

## **PLANNING STAFF RECOMMENDATION**

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MSD Planning Staff and the Magna Metro Township Planning Commission recommend that the Magna Metro Township Council approve the rezone request from R-1-6 to R-1-5.



