

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: October 28, 2020

ACTION REQUESTED: Z-20-15 - A request to rezone approximately 1.26 acres located at approximately 600 West and 2300 North, from the current Open Space (OS) zoning, to a proposed Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning designation.

APPLICANT: First Nation Investments, LLC

OWNER: Same

ENGINEER: Premier Design Engineering

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval

Background

The two week holdover is now completed, this item is ready for City Council action.

The applicant is requesting approval to change the zoning of approximately 1.26 acres, located at approximately 600 West and 2300 North. The requested change is from the current zoning of Open Space (OS), to a proposed Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning designation

The R-1-10 request is for the purpose of adding the 1.26 acres into an already existing development called Washington Vista.

This particular location has a recently approved General Plan Land Use designation of Low Density Residential (LD). The surrounding zoning to this parcel is R-1-10 to the west, OS to the north, east and south.

Staff has no concerns with the proposed zone change as outlined. The Planning Commission reviewed this request at their September 16, 2020 meeting.

Recommendation

The Planning Commission unanimously recommended approval of Z-20-15, for the zone change request from Open Space (OS), to the proposed Single-Family Residential - 10,000 Sq.

Ft. Min. (R-1-10), onto the City Council, based on the following findings and subject to the conditions below.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
 2. The utilities that will be necessary for this type of development will be readily accessible to the site.
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