

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE:	October 28, 2020
ACTION REQUESTED:	Z-20-16 - A request to rezone approximately 14.06 acres located at approximately 400 West Merrill Road, from the current Residential / Agricultural - One Ac. Min. (RA-1) zoning, to a proposed Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning designation.
APPLICANT:	Dave Nasal
OWNER:	Paul Mark and Kathleen Hansen
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 14.06 acres, located at approximately 400 West Merrill Road (south side of roadway). The requested change is from the current zoning of Residential / Agricultural - One Ac. Min. (RA-1) zoning, 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 developing the 14.06 acres into a future residential development.

This particular location has a General Plan Land Use designation of Low Density Residential (LD). The surrounding zoning to this parcel is R-1-10 and R-1-15 to the south, PUD to the north, St. George City zoning to the west, and Washington County zoning to east.

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-20-16, for the zone

change request from Residential / Agricultural - One Ac. Min. (RA-1), 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.