

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: April 14, 2021

ACTION REQUESTED: Z-21-03 - A request to rezone approximately 21.04 acres located at approximately 300 East 4800 South, from the current Planned Community Development (PCD) zoning, to a proposed Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning designation.

APPLICANT: Silverleaf Properties LLC

OWNER: Same as above

ENGINEER: Bush and Gudgeon Inc.

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 21.04 acres, located at approximately 300 East and 4800 South. The requested change is from the current zoning of Planned Community Development (PCD), 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 21.04 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 to the north, Stucki Farms PCD to the east and south, and City of St. George zoning to the west.

Staff has no concerns with the proposed zone change as outlined. This area is currently part of the Stucki Farms master planned area, but is located on the other side of the ridge from the main developed area of Stucki Farms. The owners/developers of Stucki Farms have been wanting to sell this parcel for quite some time now, and are fine with the area being vacated out of their PCD.

The Planning Commission reviewed this request at their February 17, 2021 meeting.

Recommendation

The Planning Commission unanimously recommended approval of Z-21-03, for the zone change request from Stucki Farms Planned Community Development (PCD), to the proposed Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning designation, onto the City Council, based on the following findings 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.