



Planning and Development Services

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msd.utah.gov

Case# REZ2021-000263

Rezone Summary and Recommendation

Public Body: Magna Council

Meeting Date: April 27, 2021

Parcel ID: 14-28-126-012-0000, 14-28-126-013-0000, 14-28-126-014-0000, 14-28-126-030-0000

Current Zone: A-1/zc (Agricultural with zoning conditions)

Proposed Zone: R-1-6 (Residential)

Property Address: 7630 West 2820 South

Request: Rezone

Applicant Name: Gough Homes (rep Tim Gough)

MSD Planner: Diana Martinez

MSD Planning Staff Recommendation: Approval with zoning conditions

PROJECT DESCRIPTION

The applicant, Gough Homes (rep Tim Gough), is proposing to rezone the subject property in order to allow for a twelve-lot single-family subdivision. The subject parcels total 2.74 acres in size. The proposed subdivision would have lots ranging from 6,000 square feet to 8,000 square feet in size.

SITE & VICINITY DESCRIPTION (see attached map)

The subject property is north of Parkway Boulevard (2820 South) and sits between 7200 West and 8000 West. Most of this area is established single-family dwelling neighborhoods. Recently, Ivory Homes has built townhome developments to both the north and northwest of these properties.

The smallest existing lots in the proximity of the subject properties are 6,000 square feet, with current zoning of R-1-6 and R-1-6/zc (zoning conditions with a 35-foot height restriction).

The properties to the west and south are zoned A-1/zc (zoning conditions prohibiting dwelling groups and duplexes).

GENERAL PLAN CONSIDERATIONS

The new Magna General Plan was adopted on March 23, 2021. As per Magna's General Plan, the future land use concept map shows the property within in the "Residential Mixed Density Area". Existing neighborhoods in Magna are primarily single-family residential of varying densities. Continuation of this mix of densities will accommodate anticipated future growth in population and preserve neighborhood character while keeping special attention on the existing single-family character within the neighborhoods. Due to varying densities, this area is likely to absorb much of the new growth expected in Magna through infill development.

ZONE CONSIDERATIONS

Requirement	Existing Zone A-1/zc	Proposed Zone R-1-6
Height	35 feet	35 feet
Front Yard Setback	30 feet	25 feet
Side Yard Setback	8 feet each side, not less than eighteen feet.	5 feet one side and 11 feet on the garage or driveway side or 8 feet on each side.
Rear Yard Setback	30 feet	30 feet without a garage, 15 feet with a garage.
Lot Width	65 feet	60 feet at a distance 25 feet from the front lot line.
Lot Area	10,000 sq. ft.	6,000 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

No issues of concern have been identified for the proposed rezone.

NEIGHBORHOOD RESPONSE

Notices were sent to the property owners within 300' of the subject property. There have been four calls in opposition to this rezone.

At the Planning Commission meeting on April 8, 2021, one neighbor spoke in opposition to this rezone.

PLANNING STAFF ANALYSIS

19.90.060 Conditions to Zoning Map Amendment

1. *In order to provide more specific land use designations and land development suitability; to insure that proposed development is compatible with surrounding neighborhoods; and to provide notice to property owners of limitations and requirements for development of property, conditions may be attached to any zoning map amendment which limit or restrict the following:*
 1. *Uses;*
 2. *Dwelling unit density;*
 3. *Building square footage;*
 4. *Height of structures.*
2. *A zoning map amendment attaching any conditions set forth in subsection A shall be designated ZC after the zoning classification on the zoning map and any such conditions shall be placed on record with the planning commission and recorded with the county recorder.*
3. *In the event any zoning condition is declared invalid by a court of competent jurisdiction, then the entire zoning map amendment shall be void. Any deletion in or change to zoning condition shall be considered an amendment to the zoning ordinance and shall be subject to the requirements of this chapter.*

HISTORY

Adopted by Ord. 17-01-03 on 1/17/2017

PLANNING STAFF RECOMMENDATION

The MSD Planning Staff recommends the Magna Council approve the proposed rezone of property from A-1/zc (Agriculture) Zone to R-1-6/zc (Residential), with the following zoning conditions:

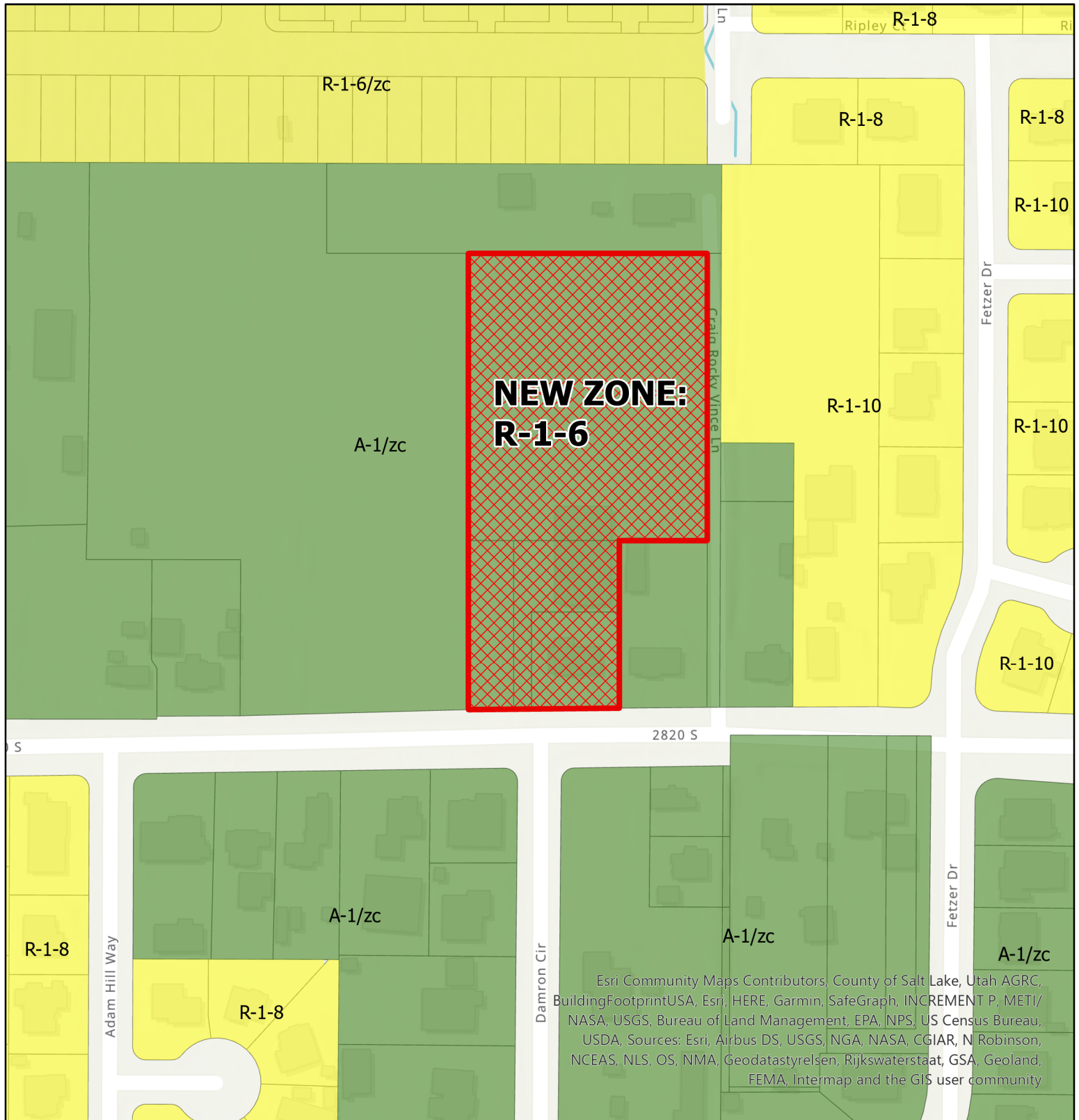
1. That the use allowed on this property (subject rezone) be limited to residential single-family detached dwellings.
2. That the density is limited to six (6) units per acre, or a total of 12 single-family residential lot.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommends that the Magna Council approve the proposed rezone of property from A-1/zc (Agriculture) Zone to R-1-6/zc (Residential), with the following zoning conditions:

3. That the use allowed on this property (subject rezone) be limited to residential single-family detached dwellings.
4. That the density is limited to six (6) units per acre, or a total of 12 single-family residential lot.

ZONING CHANGE | MAGNA



Application #: REZ2021-000263

Zone Changed FROM: A-1 TO: R-1-6

Created for office use on:
3/21/2021 5:58 PM
by: TH
drawn by: TH







7630 W 2820 S,
Magna, UT 84044

Craig Rocky Vince Ln

Craig Rocky Vince Ln

W 2820 S

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