



G R E A T E R S A L T L A K E
**Municipal Services
District**

Planning and Development Services
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Files # REZ2022-000725

Rezone Request Summary and Recommendation

Public Body: Magna Planning Commission

Meeting Date: January 12, 2023

Parcel ID: 14-28-226-013-0000

Current Zone: A-1

Property Address: 2802 S 7200 W

Request: Rezone from A-1 to R-M

Applicant Name: Joe Colosimo

MSD Planner: Justin Smith

MSD Planning Staff Recommendation: Planning Commission Recommendation

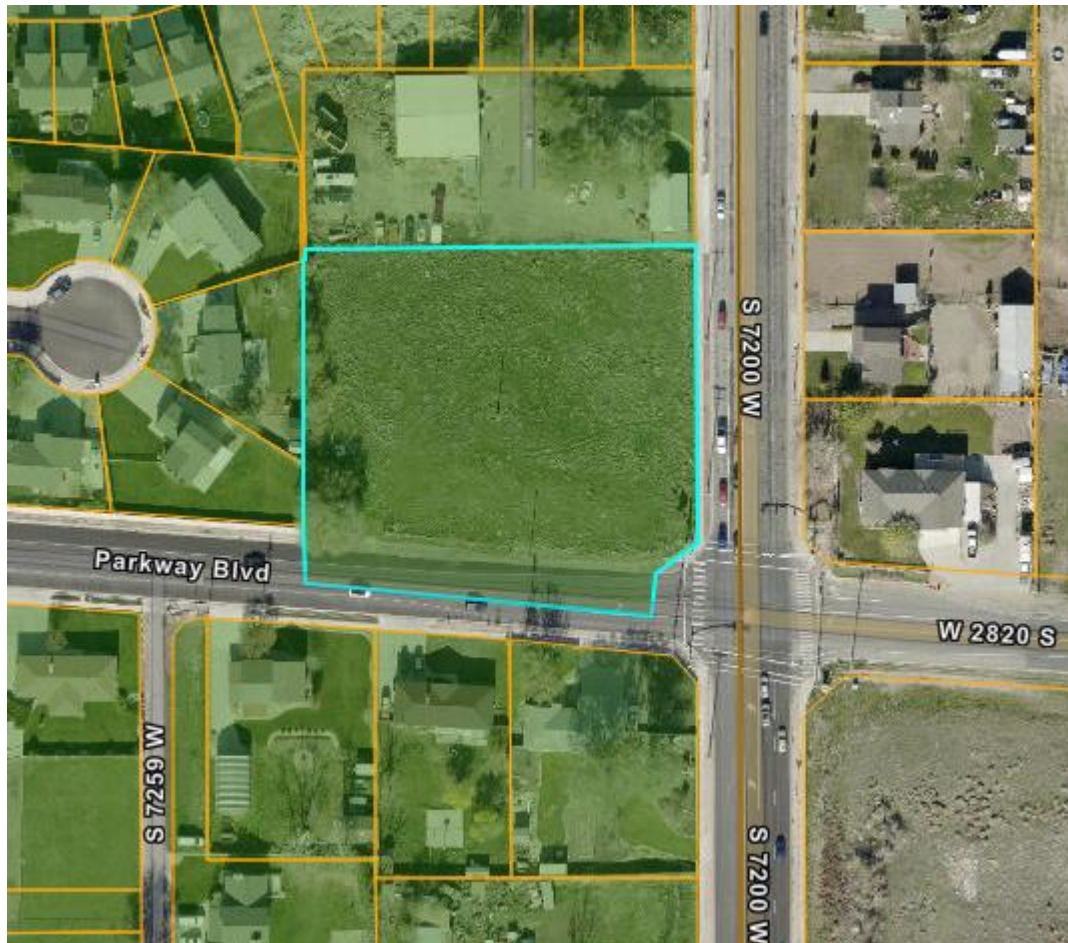
PROJECT SUMMARY

The applicant, Joe Colosimo, is requesting a zone change from the current zone A-1 to the R-M zone. The purpose of this rezone is to subdivide the lot into 16 lots for single family housing.

SITE & ZONE DESCRIPTION

The rezone involves a 1.72 acre parcel at the corner of Parkway Boulevard and 7200 W. This lot is currently vacant and undeveloped. The lot borders A-1 zones to the north, south, and west. The lots to the east, across 7200 W, are located within West Valley City limits.

The A-1 zone is intended for agricultural uses but does allow for residential uses. The R-M zone is a medium density residential use that allows for up to 7 units per acre for single family homes, with higher densities allowed for duplexes, triplexes, and multi-family buildings. However, the proposed model zoning ordinance to be considered later this year has more flexibility for different building types in the R-M zone, which will accommodate the density shown on the applicant's preliminary design.



PLANNING STAFF ANALYSIS

This parcel is in an area that is designated for residential mixed use in the Magna General Plan. This designation calls for a mix of single-family housing and duplexes for a blended density of 5 units per acre. A blended density means that some neighborhoods may be higher than 5 units per acre while others may be lower. The applicant's plan is consistent with the R-M zone, but the density proposed in his preliminary plan may be too high at 14 units for 1.72 acres. The planning commission could recommend approval of the R-M zone with conditions as proposed and allow future applications to be made under the new code (when adopted). The neighborhood to the north, with duplexes, is roughly 10 units per acre, while the neighborhood to the west consists of 1/5 to 1/4 acre lots.

The applicant originally proposed manufactured single family homes on this lot, but after feedback from Planning Commission and the Magna Council, the applicant is seeking to develop townhomes on this site. Building design, landscaping, and off street parking are not required for a rezone application and would be considered at the time of a land use application or building permits.

MAGNA PLANNING COMMISSION RECOMMENDATION

On November 10, 2022 the Magna Planning Commission did not recommend the Magna Township Council approve the rezone from A-1 (Agriculture) to R-M (Residential).

MAGNA PLANNING COMMISSION RECOMMENDATION

On December 13, 2022 the Magna Township Council sent the application back to the Magna Planning Commission.

PLANNING STAFF RECOMMENDATION

The MSD Planning Staff recommends that the Magna Planning Commission recommend that the Magna Council approve the rezone from A-1 to R-M.

ATTACHMENTS:

- A. Site Plan
- B. Narrative
- C. Legal Descriptions