



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

May 3, 2018

To: Planning Commission
From: Community Development Department
Subject: Anderson Place Subdivision (Preliminary Review) SUB-03-18-5377
10944 S 1000 E Zone: R-1-9
[Community #12] 1.56 Acres, 3 Lots

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
S#98-18	Silver Sage #10 Subdivision – Original subdivision establishing subject property as it is today.
ZONE-01-18-5348	Rezone application to rezone the subject property from R-1-20A to R-1-9. The application went before the Planning Commission on February 1, 2018 resulting in a unanimous decision by the Commission to forward a positive recommendation to the City Council. The City Council heard the item on February 27, 2018 and approved the rezone by unanimous vote.

DESCRIPTION OF REQUEST

The applicant, Mr. Gene Anderson, is requesting preliminary subdivision review for a three lot single-family subdivision located at 10944 S 1000 E near Alta High School. The subject property is composed of two existing lots that have a combined size of 1.56 acres. The proposed subdivision would modify the property line locations for two existing homes and create one new buildable lot that would front onto 1000 East. The portion of the subject property that fronts onto 1000 East was recently rezoned to match the zoning of surrounding properties.

BACKGROUND

The subject property is surrounded by similarly zoned single-family homes on all sides with the exception of a single lot to the north of the subject property that is zoned R-1-20A. Alta High School is located down the street to the south of the proposed subdivision. The applicant is the owner of the two parcels that make up the subject property. Should the proposed subdivision be approved,

the two existing homes on the property would remain and one new single-family lot would be created in the north side yard of the existing home that fronts onto 1000 East.

NOTICE

Notices were mailed to property owners within a 500 foot radius of the subject parcel to notify them of the Planning Commission meeting. Because the applicant was required to hold a neighborhood meeting recently for the rezone application, no neighborhood meeting specifically for the subdivision application was held. The applicant held a neighborhood meeting for the rezone on December 21, 2017.

ANALYSIS

The R-1-9 zone allows for single-family housing on lots with a minimum size of 9,000 square feet. The proposed lots are able to meet all the requirements and standards of the zone including size and frontage minimums. Conformance to setbacks and building heights will be part of the building permit process for any new structure to be built on the lots as established by this subdivision. The existing homes on the subject property are able to meet the required setbacks of the zone as measured from the proposed property lines. The existing dedicated right-of-way along 1000 East is sufficient to meet code requirements and the improvements in the right-of-way are already installed.

Staff has no concerns regarding this application.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary review is complete for the **Anderson Place Subdivision**, located at 10944 South 1000 East, subject to the following conditions:

Conditions:

1. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
2. That all City provisions, codes and ordinances are adhered to during the review, construction, and operations process of this project.

Planner:



Mitch Vance
Planner

Reviewed by:



Brian McCuiston
Planning Director