



SANDY CITY COMMUNITY DEVELOPMENT

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MEMORANDUM

March 6, 2021

To: Planning Commission
From: Community Development Department
Subject: Crescent View Peaks Rezone
R-1-40A to R-1-20A
137 E. 11000 S.
[Community #11, Crescent]

ZONE-04-21-6018
1.0 Acres

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area, on public websites, in the newspaper, and a sign on the property.*

| PROPERTY CASE HISTORY | |
|-----------------------|--|
| Case Number | Case Summary |
| A #79-2 | Fairborn Annexation (2/13/1979) – 640.77 acres |

REQUEST

Stonybrook Building Company (Applicant) has submitted an application for a zone change of a 1.0 acre parcel addressed as 137 E. 11000 S. from the R-1-40A Zone (Single Family Residential District) to the R-1-20A Zone (Single Family Residential District). The Applicant has expressed that the owner's intent is to develop one residential building lot, which is what is shown on a concept plan included with the Application.

BACKGROUND

Although the parcel is addressed from 11000 S., the Property is not located directly adjacent to 11000 S. Cascade Place is stubbed to the west side of the property at approximately 10920 S. A conceptual master plan (see below) has been provided by the Applicant at the City's request. The master plan



Aerial Map
ZONE-04-21-6018 :: Crescent View Peaks
137 E. 11000 S.
Sandy
PROVIDED BY 2018 AIRMAP
THE COMMUNITY DEVELOPMENT DEPARTMENT

- Cascade Place is stubbed to the property from the west. A stub road from 10930 S. is approximately 300 feet to the east. The Public Works Department would like the two stub roads to eventually be connected.
- The R-1-20A Zone (Development Code §21-20-02) includes, among others, the following requirements:
 - Minimum Setbacks:
 - Front: 30'
 - Side: 10' (24' combined between both sides)
 - Rear: 30'
 - Maximum Height: 35'
 - Minimum Lot Width: 90'
 - Minimum Lot Size: 20,000'
- The “A” following the existing and requested zone designation indicates that farm animals are permitted according to the requirements of §21-11-3 of the Development Code.
- The Sandy City General Plan contains applicable goals and policies, including the following:
 - LAND USE**
 - *Goal 1.0 – Provide for orderly and efficient development which will be compatible with the natural and built environment*
 - *Goal 1.1 – Encourage new growth where vacant land already is served by public utilities.*
 - HOUSING ELEMENT**
 - *Goal 1.1 – Develop infill options that complement existing housing stock and neighborhood characteristics.*
 - GROWTH PRINCIPLES**
 - *Policy 1.1 – Promote redevelopment to better utilize existing infrastructure.*

CONCLUSIONS

- The Planning Commission makes recommendation to the City Council regarding zoning amendments to “regulate the use and development of land within all or any part of the area of the City.” (Development Code of Sandy City 2008, 21-5-3(a)(1))
- As with all new development, particularly infill development, any development of the Property will impact and be impacted by surrounding properties.

ATTACHMENTS

- Neighborhood Meeting Summary (4/15/21)

Planner:


 Jake Warner
 Long Range Planning Manager

Reviewed by:


 Brian McCuiston
 Planning Director