



JAMES SORENSEN COMMUNITY DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI MAYOR

CLIFFORD STRACHAN CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

June 16, 2022

To: Planning Commission
From: Community Development Department
Subject: Brand Estates Rezone
R-1-40A to R-1-10 & R-1-15
285 East 11000 South
[Community #11, Crescent]

REZ05042022-6315
4.8 Acres

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

PROPERTY CASE HISTORY	
Case Number	Case Summary
A #79-2	Fairborn Annexation (2/13/1979) – 640.8 acres

REQUEST

Kyle Denos, with Next Level Homes, (Applicant) has submitted an application for a zone change of two adjacent parcels (subject property), approximately 4.8 acres, located at approximately 285 East 11000 South, from the R-1-40A Zone to the R-1-10 and R-1-15 Zones.

BACKGROUND

The subject property is comprised of two parcels. The smaller parcel (0.38 acres) is located at 267 East 11000 South and the larger parcel (4.43 acres) is located at 285 East 11000 South. There is currently a single-family house on each property. Both properties are now owned by Brand Estates, LLC. The principals of Brand Estates, LLC, are also the owners of Next Level Homes.

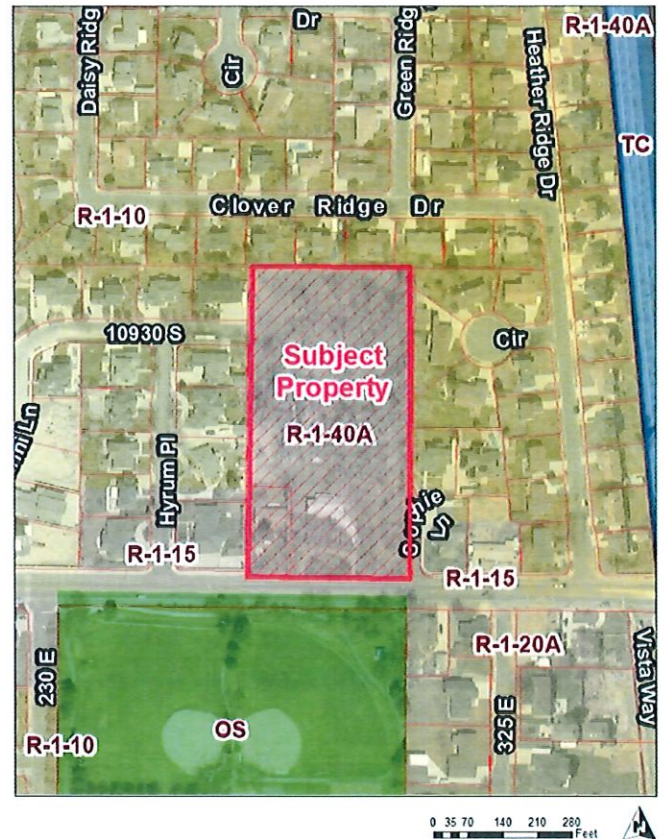


The zoning designation of the property is currently the R-1-40A Zone. The zoning designation (and existing land use) of the surrounding properties are as follows:

- North: R-1-8 Zone (single-family residential)
- East: R-1-8 and R-1-10 Zones (single-family residential)
- South: OS (Crescent Park)
- West: R-1-8 and R-1-10 Zones (single-family residential)

The Applicant has submitted a concept plan (attached) with the application. The concept plan depicts a total of twelve single-family residential lots with a road accessing 11000 South at Sophie Lane and connecting to a stub road at 10930 South. Per the Applicant's request, the three lots directly adjacent to 11000 South would be zoned R-1-15 (approximately 1.74 acres) and the remainder of the property (approximately 3.07 acres) would be zoned R-1-10.

The Application was presented in a neighborhood meeting held by Zoom Webinar on May 25, 2022. A summary of comments made during the meeting is attached.



FACTS AND FINDINGS

- All of the adjacent properties surrounding the subject property are developed single-family lots, ranging in size from 0.23 to 0.43 acres.
- The properties directly adjacent to 11000 South on both the east and west side of the subject property are zoned R-1-15, with the remaining lots surrounding the subject property zoned R-1-8
- 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.*
- *Goal 1.4 – Ensure a range of housing options to accommodate an aging population and growth trends.*

GROWTH PRINCIPLES

- *Policy 1.1 – Promote redevelopment to better utilize existing infrastructure.*
- *Policy 1.3 – Promote compact development consistent with market demand.*
- A zone change is a legislative item that requires the Planning Commission to make recommendation to the City Council, after having held a public hearing, with the City Council making the final decision.

CONCLUSIONS

- The proposed zone change is attempting to match the zoning designation of the surrounding properties.
- As with all new development, particularly infill development, any development of the Property will impact and be impacted by surrounding properties.
- If the zone change application were to be approved, final approval of the proposed development, including lot layout, road design, etc., would be subject to compliance with the Development Code upon a full review of a complete set of plans by City staff and approval by the Planning Commission as part of a future application for a subdivision.

ATTACHMENTS

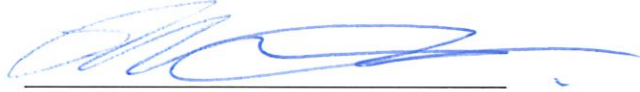
- Brand Estates Concept Plan (5/12/2022)
- Neighborhood Meeting Summary (5/25/2022)

Planner:



Jake Warner
Long Range Planning Manager

Reviewed by:



Mike Wilcox
Planning Director

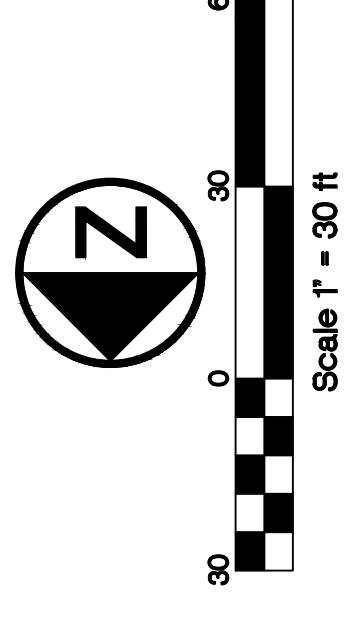
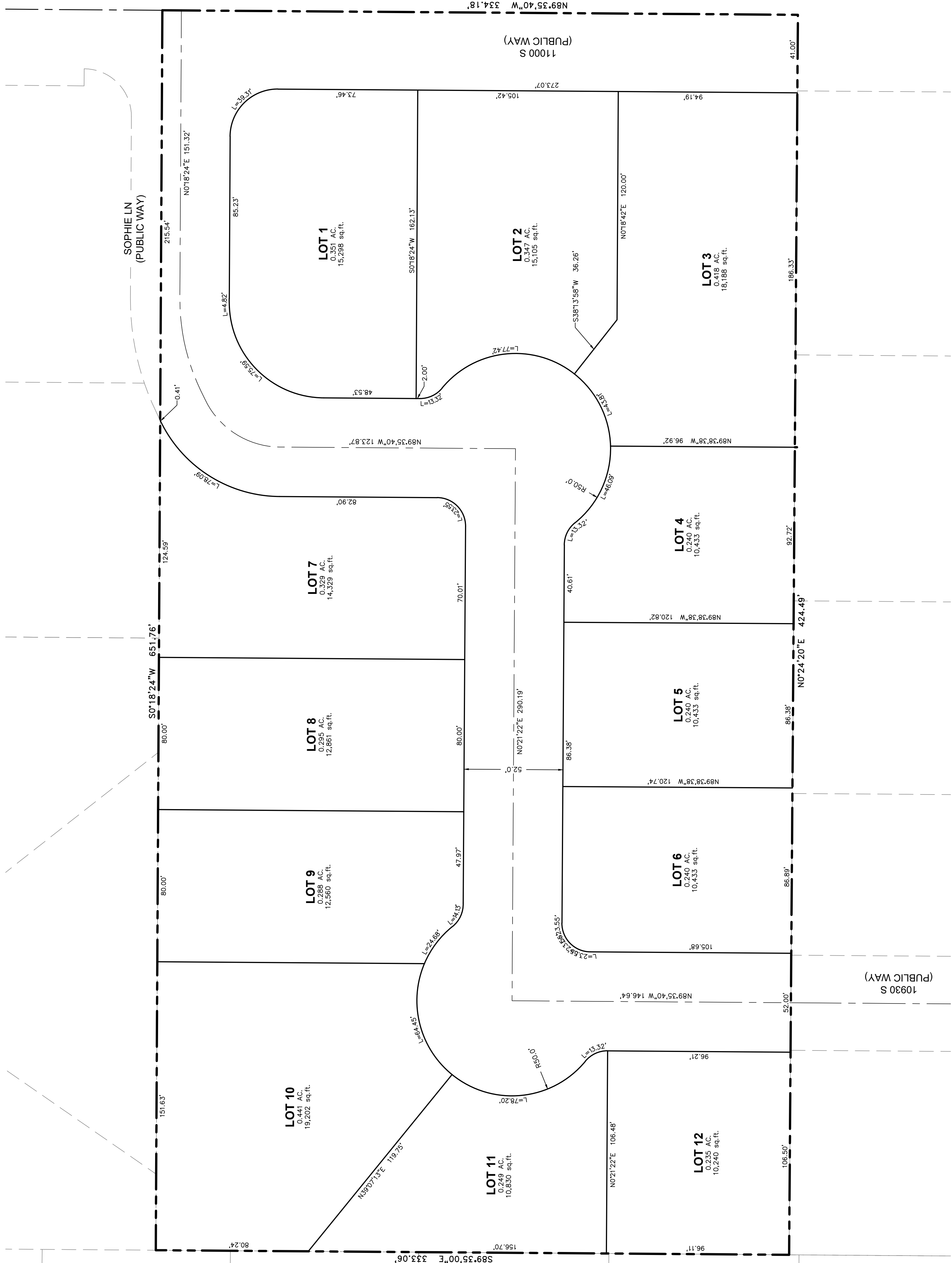
File Name: S:\USERS\PLN\STAFFRPT\2022\REZ05042022-6315 Brand Estates Rezone)

BRAND ESTATES

CONCEPT



DRAWING NOTES:
R-1-10 ZONE



PROJECT INFORMATION
PROJECT # 21252
SANDY, UTAH
DATE 3/1/2022
SCALE 1\"/>

NO.	REVISION	DATE

DRAWN	KMD	CHECKED	---	PROJECT #	21252	
DATE				3/1/2022	SCALE	1" = 30'
SHEET				CONCEPT	ENGINEER'S STAMP	

PLANT DATE: May 12, 2022
G:\DATA\21252 - Next Level Homes 285 E 11000 S\dwg\21252 Concept.dwg



Neighborhood Meeting Summary

Date: 5/25/2022

Project Name: Brand Estates Rezone

Applicants: Kyle Denos

Location: Zoom Webinar

Number of Attendees: 9

Number of Invitees: 105

Project Description: The application proposes to rezone two parcels, approximately 4.8 acres, located at approximately 285 E. 11000 S. from the R-1-40A Zone to the R-1-10 and R-1-15 Zones. A concept plan shows 12 single-family lots.

Summary of Attendee Comments:

- Concern about the fire hazard of the weeds to the rear of the property over the summer. The Applicant stated that they will be cutting the weeds down every couple of weeks.
- A couple of people expressed support for the larger lots along the frontage. A few stated that they would prefer the larger lots throughout.
- The increase in traffic at Sophie lane was mentioned as a concern, particularly in conjunction with concerns regarding an irregular crosswalk on 11000 S. at that location.