



SANDY CITY COMMUNITY DEVELOPMENT

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MEMORANDUM

Feb. 7, 2019

To: Planning Commission
From: Community Development Department
Subject: The Villas at Southtowne Rezone, CN to PUD-12 ZONE-01-19-5591
 10670 S. 700 E. 9.32 Acres
 [Community #11 - Crescent]

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

PROPERTY CASE HISTORY	
Case Number	Case Summary
	<i>GG-88 Annexation (8/26/1969)</i>
<i>SPR #77-15</i>	<i>Ream's Market</i>
<i>SPR #78-31</i>	<i>Ream's Addition</i>
<i>SPR #92-20</i>	<i>Ream's Grocery Store</i>
<i>CUP #92-10</i>	<i>Ream's</i>

REQUEST

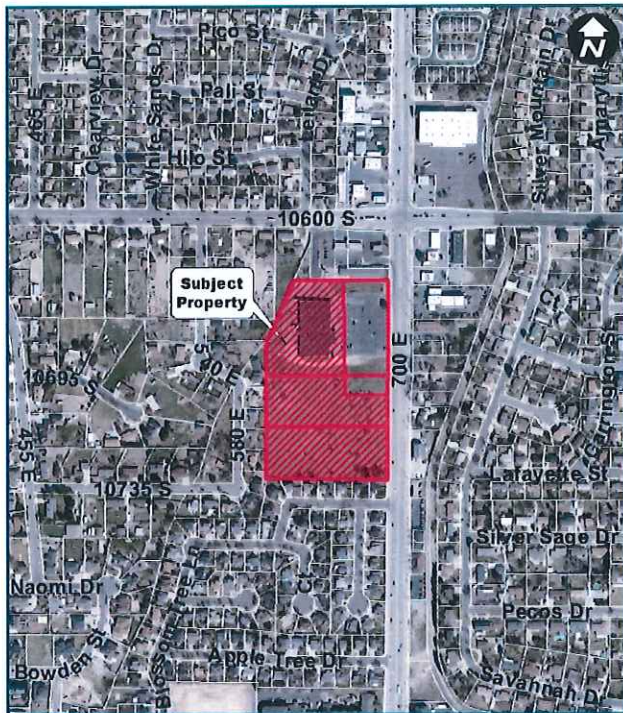
John Thackeray (Applicant) has submitted an application on behalf of The Thackeray Company for a zone change of approximately 9.32 acres located at approximately 10670 S. 700 E. (Property) from the CN Zone “Planned Center-Neighborhood District” to PUD-12 “Planned Unit Development (density per acre)” (Application).

BACKGROUND

The subject property is located on 700 E., and includes three parcels (shown by red outlines in the map below) with a combined area of approximately 11.89 acres. The Application would affect a portion (approximately 9.32 acres, shown in red hatching in the map below) of the total area. The remaining area (approximately 2.57 acres) would remain in the CN Zone, and includes the majority (550') of the frontage along 700 E. and would be 205' deep. A vacant building that was formerly

occupied by Ream’s sits on the northern most parcel of the three. The surrounding zone districts, and land uses, are as follows:

- North: CN (car wash)
- East: CN, PUD (8) (700 E., residential, auto repair)
- South: SD(R-1-8) PUD (residential)
- West: R-1-10, R-1-20A, R-1-40A (residential)



ZONE-01-19-5591 :: Villas at Southtowne
10670 S. 700 E.

Sandy COMMUNITY DEVELOPMENT DEPARTMENT

PRODUCED BY JANE WARNER
 THE COMMUNITY DEVELOPMENT DEPARTMENT

A concept plan has been provided by the Applicant that shows a townhome development on the Property and commercial pads on the area that would remain in the CN Zone. The concept plan shows 100 townhome units and three commercial pads. Three access points would be provided from 700 E. for both the residential and the commercial, with no connections to existing roads or stubs for future connections. The Applicant anticipates a mixture of public and private roads in the development. The Applicant has expressed that a majority of the buildings along the existing residential would be a single story in height. These units are depicted in orange on the concept plan.

The Applicant presented a proposal in a neighborhood meeting held on Aug. 23, 2018. The meeting was attended by the Applicant, City Staff, and 55 residents. Following the neighborhood meeting, efforts were made by the Applicant and City Staff to

pursue a grocery store to occupy at least a portion of the Property. Those efforts have been unsuccessful to date.

FACTS AND FINDINGS

- Residents commented on several issues in the neighborhood meeting, including the increase in traffic and congestion, views being blocked, the need for buffering, potential reduction in property values, storm water and utility capacity, and a preference for single-family detached, commercial, a park, or a more rural feel for the site.
- The Property is currently zoned CN. The CN Zone allows buildings on the site to be built up to 30’ from a residential zone district and up to 40’ in height (Development Code of Sandy City 15A-23).
- The PUD Zone requires that maximum density be established for a property with a rezone of the property to the PUD Zone. The purpose of the PUD Zone includes “greater flexibility of design,” “more efficient use of land and the preservation of greater proportions of open

space,” and encouraging “a variety of dwelling types and site arrangements.” (Development Code of Sandy City 15A-20-07).

- The Property would be accessed solely from 700 E., which is designated by the City as a Major Arterial.
- The Property is surrounded by six different zone districts (CN, PUD (8), SD (R-1-8) PUD, R-1-10, R-1-20A, R-1-40A), ranging from rural residential to commercial zones.
- The Sandy City General Plan contains applicable goals and policies, including the following:

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.*

CONCLUSION

As with all new development, particularly infill development, any development of the Property will impact and be impacted by surrounding properties. The diversity of the surrounding land uses in this situation accentuates the need to transition from lower-intensity uses to higher-intensity land uses across the subject parcels in order to minimize those impacts. Together with the smaller commercial pads remaining along 700 E. and adequate consideration for height restrictions, buffering, screening, density, product type, etc., a zone change to the PUD Zone, if approved, would allow the flexibility needed to make the transition across the Property and would be consistent with the goals and policies of the Sandy City General Plan.

Planner:

Reviewed by:



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Planning Director