



# SANDY CITY COMMUNITY DEVELOPMENT

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## Staff Report Memorandum February 16, 2023

To: Planning Commission  
From: Community Development Department  
Subject: Cedarwood Estates Expansion (Site Plan Review)  
575 E. 11000 S.  
(Crescent, Community#11)

SPR11172022-006447  
SD (EH) Zone  
3.86 Acres, 30 Units

### Meeting 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.

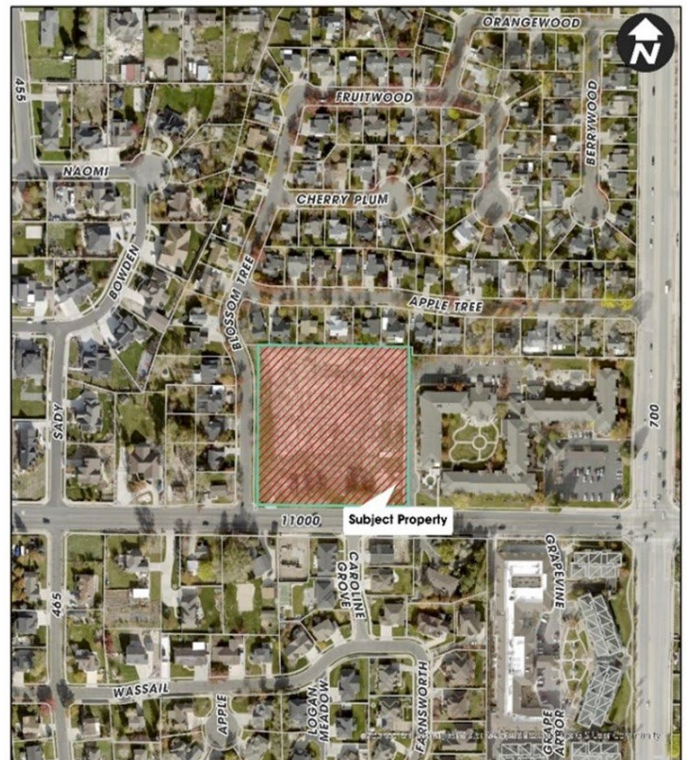
### Request

The applicant, Ryan Griffiths with Beecher Walker Architects (representing the property owner KC Sandy Expansion, LLC), is requesting review of a site plan for a property located at 575 E. 11000 S. They are seeking to expand the housing provided at the Cedarwood at Sandy Independent and Assisted Living Facility. The proposal is to construct fifteen (15) assisted living duplexes for a total of thirty (30) dwelling units (see the application materials in Exhibit A). The subject property contains approximately 3.86 acres. The Planning Commission is the land-use authority for this review.

### Background

This property was previously used as the Crossland Rehabilitation and Healthcare Center. This use was discontinued several years ago, and the building demolished. The property has remained vacant since early 2016.

The subject property and the existing developed area to the east are zoned SD (EH) which was established to provide an area for elderly housing. The surrounding properties to the north and west are single-family homes zoned R-1-8. The properties to the south are also single-family homes zoned R-10, R-1-20, and R-1-40A.



Property Case History	
Case Number	Case Summary
SPR#85-19	Sandy Health Care Facility also known as the Crossland Rehabilitation and Healthcare Center.

### Public Notice and Outreach

This item was noticed to all property owners within 500 feet of the proposal. A virtual neighborhood meeting was held on this project on December 14, 2022, via Zoom. Attendees were generally favorable of the development and found it to be an improvement from a previous development plan. Several neighbors asked if there would be any effort to save the mature trees on the south side of the property.

### Analysis

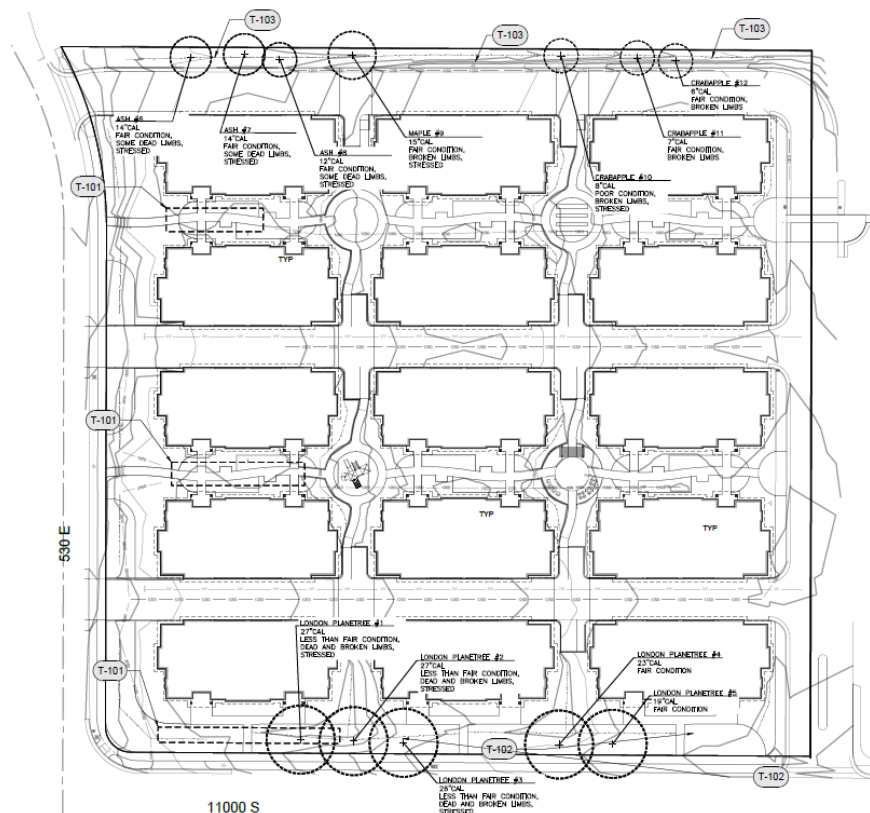
This proposal is an expansion of the adjacent use to the east. Cedarwood at Sandy Assisted Living Center is proposing to expand on this lot by constructing fifteen (15) duplexes. A shared entry will be provided between the properties along 11000 South. Primary services will continue to be provided at the existing property to the east.

### Zoning Review

The proposal is a permitted use in the SD(EH) Elderly Housing Zoning District. Staff has reviewed the requirements associated with building locations, heights, and setbacks and found the project to be in compliance. The existing wall to the north side of the property must be maintained as a screen between the adjoining residential district.

### Architectural Design Review

The building's design, materials and colors have been reviewed by staff and will meet the City's Architectural Design Standards.



### Vehicle Access

Primary access to the site will be from the southeast corner from 11000 South. Additionally, three access points will be provided on the west side along Blossom Tree Lane. These are intended to be used primarily by residents. Vehicle access, parking and on-site circulation will be adequate for this development.

### Pedestrian Access

Existing pedestrian sidewalks will remain along 11000 South and Blossom Tree Lane. The three duplexes on the south will connect to the city sidewalk. On the west side, sidewalk connections will be provided between the six-unit blocks and will run the full length of the property. Pedestrian access will be improved and will be adequate for this development.

City Departmental Reviews

All of the reviewing City departments and agencies have reviewed the proposed new site plan development. All departments and agency redlines, and conditions will be incorporated into the final site plan for approval by City staff.

Staff Concerns

Staff is concerned about the proposed removal of several mature trees from the site. City code requires that a full tree survey be conducted and reviewed by the City's Urban Forester and Director. Site design may need to be modified to protect these trees and their root zones both during and after construction.

Recommendation

Staff recommends that the Planning Commission determine that preliminary review is complete for the Cedarwood Estates Expansion located at 575 E. 11000 S. based on the following findings and subject to the following conditions:

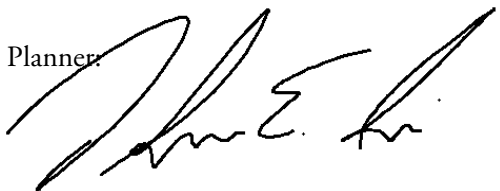
Findings:

1. That the proposed project will meet all the applicable requirements of the Sandy City Development Code.

Conditions:

1. That the developer proceeds through the final site plan review process with staff prior to the start of any construction. The final site plan shall comply with all Development Code requirements and those modifications required or allowed by the Planning Commission.
2. That the development complies with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
3. That the developer be responsible for the placement of a temporary 6-foot-high chain link fence around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.
4. That the applicant complies with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review with staff.
5. That all signage be reviewed and approved under separate permit and be in conformance with City Code.
6. That the applicant work with staff on a tree preservation plan to ensure that all healthy mature trees be preserved.

Planner:



Thomas Irvin  
Senior Planner

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