

Tom Dolan
Mayor

Byron Jorgenson
Chief Administrative Officer

Michael G. Coulam
Director

MEMORANDUM

October 26, 2016

To: City Council via Planning Commission
From: Community Development Department
Subject: **Stonecroft on Wasatch Rezone [R-1-12 to R-1-6]** ZONE-10-16-5145
1991 East & 2073 East Wasatch Blvd **3.02 Acres**
[Lone Peak, Community #27]

HEARING NOTICE: *This item has been noticed to property owners within 300 feet of the subject area and in the newspaper.*

REQUEST

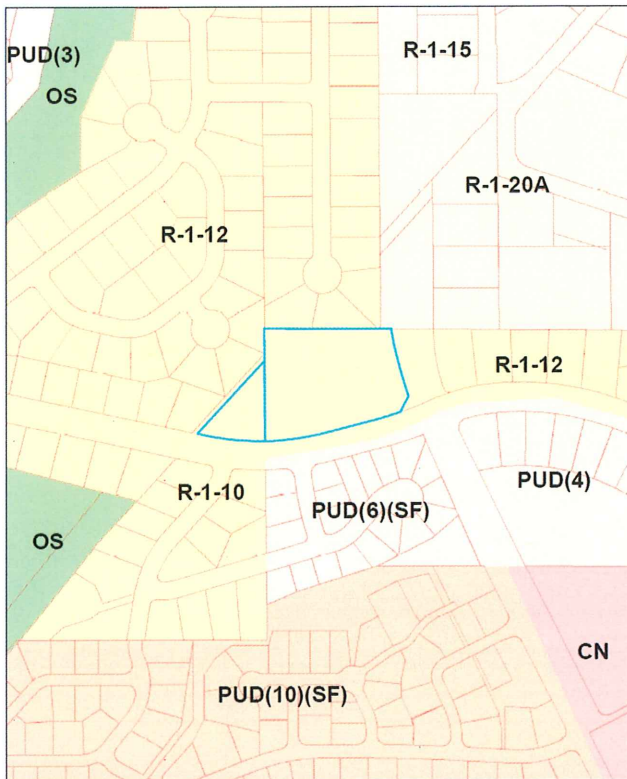
Mr. Richard Welch of Garbett Homes, is requesting to rezone approximately 3.02 acres from the R-1-12 "Single Family Residential District" to the R-1-6 "Single Family Residential District". The subject property is located at approximately 1991 East & 2073 East Wasatch Blvd. The resulting application of zoning would allow for a proposed 12 lot single family subdivision (see attached concept plan). Mr. Welch has prepared a letter requesting the zone change (see attached). The applicant would pursue a subdivision review once the rezoning process is complete.

NOTICE

Notices were mailed to property owners within a 300-foot radius of the subject parcel as per Sandy City Land Development Code requirements. Additionally, the applicant held a Community Meeting on October 20, 2016. A full report of the comments and issues voiced at the meeting is attached to this staff report. This meeting was for both the rezoning request as well as the proposed concept plan of the development.

BACKGROUND

The subject property is bordered by single family detached homes on all sides with a few different zoning districts (see zoning map below): R-1-10 and PUD(6)(SF) to the south; R-1-12 to the east, west, and north. It is also bounded by Wasatch Blvd and the future Highland Drive Corridor.



Zoning Map



ANALYSIS

While the existing zone is for single family detached use, the property is located along a minor collector street (Wasatch Boulevard), and is adjacent to the future major collector road (Highland Drive). The City has received similar zoning requests for properties that are similarly situated along a busy collector road. Most of the requests have been to do single-family attached housing, but this request is for detached homes at a lesser density than has been approved recently.

There is a PUD subdivision to the south and that zone was discussed with staff as an option. The PUD zoning would be a fitting option in regards to design because of the odd shape of the property and has frontage on two major street

corridors. However, it was determined that it would not be appropriate as the property was not large enough to provide the amenities required in the PUD ordinance. It was also determined that connecting this subdivision with the Hidden Oaks PUDs would not be acceptable since residents are separated by Wasatch Blvd.

Staff suggested to the applicant to apply the R-1-6 as an alternative to the PUD. The applicant has proposed a concept subdivision plat that appears to work within the regulations of the R-1-6 zone. The resulting density would also be less than the PUD subdivision built to the south. While the density would be higher than those subdivisions to the north, east and west, staff feels the application of R-1-6 zone is appropriate for this site given the existing conditions and constraints.

The requested change is in compliance with the City's General Plan. Staff believes that the resulting zone change would be compatible with the surrounding area. The following Goals and Policies are examples of how this rezoning is in compliance with the City's General Plan:

Chapter II – Goals and Policies – Housing - Subdivisions

Goal 2.0 – Discourage Sprawl and excessive consumption of land

Goal 4.0 – Provide housing for people in all life stages and incomes

The following Goals and Policies from the adopted Housing Element, are examples of how this rezoning may fulfill the overall objective of the General Plan:

1 – Goals – Quality Growth

Goal 1.4 – Ensure a range of housing options to accommodate an aging population and growth trends

The proposed rezoning would help allow an infill development that would bring new residential development to the area that is otherwise built-out and provide housing that is similar in character and density as those developments that surround it.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property, located at 1991 East & 2073 East Wasatch Blvd, from the R-1-12 “Single Family Residential District” to the R-1-6 “Single Family Residential District” based on the following findings:

1. That the proposed rezoning is consistent with the Sandy City General Plan.
2. That the proposed rezoning will have no unmitigated negative impacts on the surrounding properties or the area as a whole.

Planner:

Reviewed by:



Mike Wilcox
Long Range Planning Manager



**ZONE-10-16-5145 :: Stonecraft on Wasatch
2073 & 1991 E. Wasatch Blvd**



PRODUCED BY JEFF SMITH
THE COMMUNITY DEVELOPMENT DEPARTMENT

October 3, 2016

Andrew King, AICP, LEED GA
Sandy City, Senior Planner
Community Development Dept.
10000 Centennial Parkway
Sandy, Utah 84070

RE: Applications for Zone Change

Dear Mr. King:

Attached herewith are applications requesting zone change for the following properties:

Address	APN#	Acreage	Current Zoning	Requested Zone Change
2073 E. Wasatch Blvd. and 1991 E. Wasatch Blvd.	28-22-304-030 28-21-479-026	2.50 <u>.52</u> 3.02	R-1-12	R-1-6
2111 E. Oak Drive	28-22-351-016	1.82	CN	R-1-6

These two parcels are being sold by the same seller. They have existed as undeveloped property for decades, perhaps because of the uncertainty of the construction of Highland Drive as a major arterial serving this sector of Sandy and the east quadrant of the Salt Lake valley. All of the other properties surrounding the subject parcels have long since been developed making the subject parcels infill property.

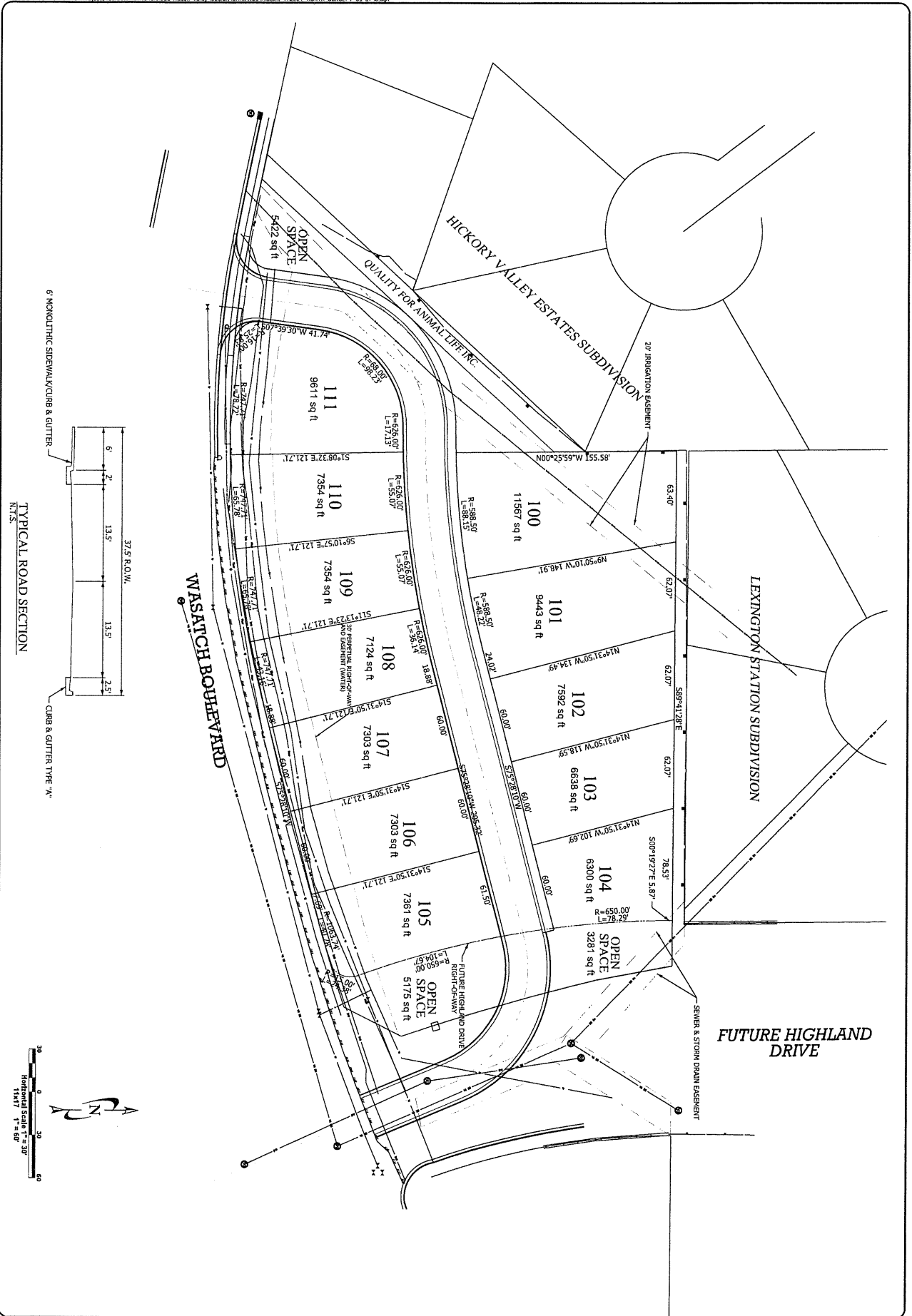
The south property is surrounded by a church, the Hidden Oaks PUD and the Hidden Valley Country Club. Our request is to change the zone for the south parcel to R-1-6 to accommodate a 7-lot subdivision which may become part of Hidden Oaks HOA. We believe that the highest and best use of the south parcel is not commercial, but rather residential that matches the residential uses surrounding the property.

We believe that the north parcels have remained vacant for decades because of a combination of the high asking price by the seller, the low density existing zoning and the proximity to Wasatch Boulevard. Our request to change the zoning to R-1-6 will finally bring all of the variables into alignment to allow the property to be developed. Our proposed 12-lot subdivision has lots that are a minimum of 6,000 sq. ft. but average more than 8,000 sq. ft. This size lot will accommodate nice size homes (ranging from 3,600 sq. ft. to 4,600 sq. ft.) with 3-car garages. These homes will integrate well with the neighborhoods surrounding the site.

We respectfully request that the City Council grant our request to change the zoning on these properties.

Best Regards,


Richard Welch, VP



	 1634 Remont Ave Suite 101A, Sandy, Utah 84070 Phone: (801) 253-0218 Fax: (801) 253-6135 www.proterra.com	HIDDEN VALLEY NORTH CONCEPT PLAN SANDY, UTAH	JOB NO. GAR023 DATE:	DRAWN: DESIGN: CHECKED: SURVEYED: DATE:											
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Michael Wilcox - Fwd: Fw: Meeting

From: Andrew King
To: Michael Wilcox
Date: 10/24/2016 11:48 AM
Subject: Fwd: Fw: Meeting

Andrew King, AICP, LEED GA
Sandy City, Senior Planner
Community Development Dept.
10000 Centennial Parkway | Sandy, Utah 84070
Office: [801.568.7256](tel:801.568.7256) | **Desk:** [801.568.7262](tel:801.568.7262)
Email: aking@sandy.utah.gov | www.sandy.utah.gov

>>> HOWARD R FISHER <hrvkfisher@msn.com> 10/24/2016 10:58 AM >>>

Andrew,

Below is a link to the video record of the Community Meeting held on 20 Oct concerning the Garbett Homes Project.

Unfortunately the audio is weak during the first part.

Summary of comments:

Parcel A/B: Comments on the A/B parcel included questions about water right-of-way zones along Wasatch Blvd., density of units with only about 12 feet between homes and worry about construction noise, dust and duration of construction .

Parcel C: Comments include the small size of the lots/units and the "T" configuration of the street raising the possibility of problems with snow removal and drainage.

There were also questions about the effect on both parcels if/when Highland Drive is completed through the area.

Scott Bond will pass the list of attendees to you today.

Regards,

Howard R. Fisher
Manager, Little Valley Group, LLC
11657 Carrington Ct
Sandy, Utah 84092

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From: Gary Merrill <gmerrill@outlook.com>

Sent: Sunday, October 23, 2016 12:15 PM

To: hrvkfisher@msn.com; Gary Merrill

Subject: Meeting

Here is the OneDrive link for the meeting video

<https://1drv.ms/v/s!Atsap1YWxPVJjRgdF3f57LRNuSF8>

Thanks

Gary
