

BACKGROUND

The subject property is bordered by single family homes to the north and west (zoned R-1-8 & PUD(7.5)). The property is bordered by the LDS Bishops' Storehouse & Extra Space Storage to the east (zoned BC).

ANALYSIS

Mr. Cook has submitted a conceptual subdivision layout that will need to be further refined through the review process with City Staff. The subdivision conceptual design is proposed to be a sixteen-lot single family development.

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

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:

4.1 – Goals – Quality Growth

Goal 1.1 – Develop infill options that complement existing housing stock and neighborhood characteristics.

The proposed rezoning would help allow an infill subdivision in an area with limited room for growth and introduce new housing opportunities in this area.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-8 "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.

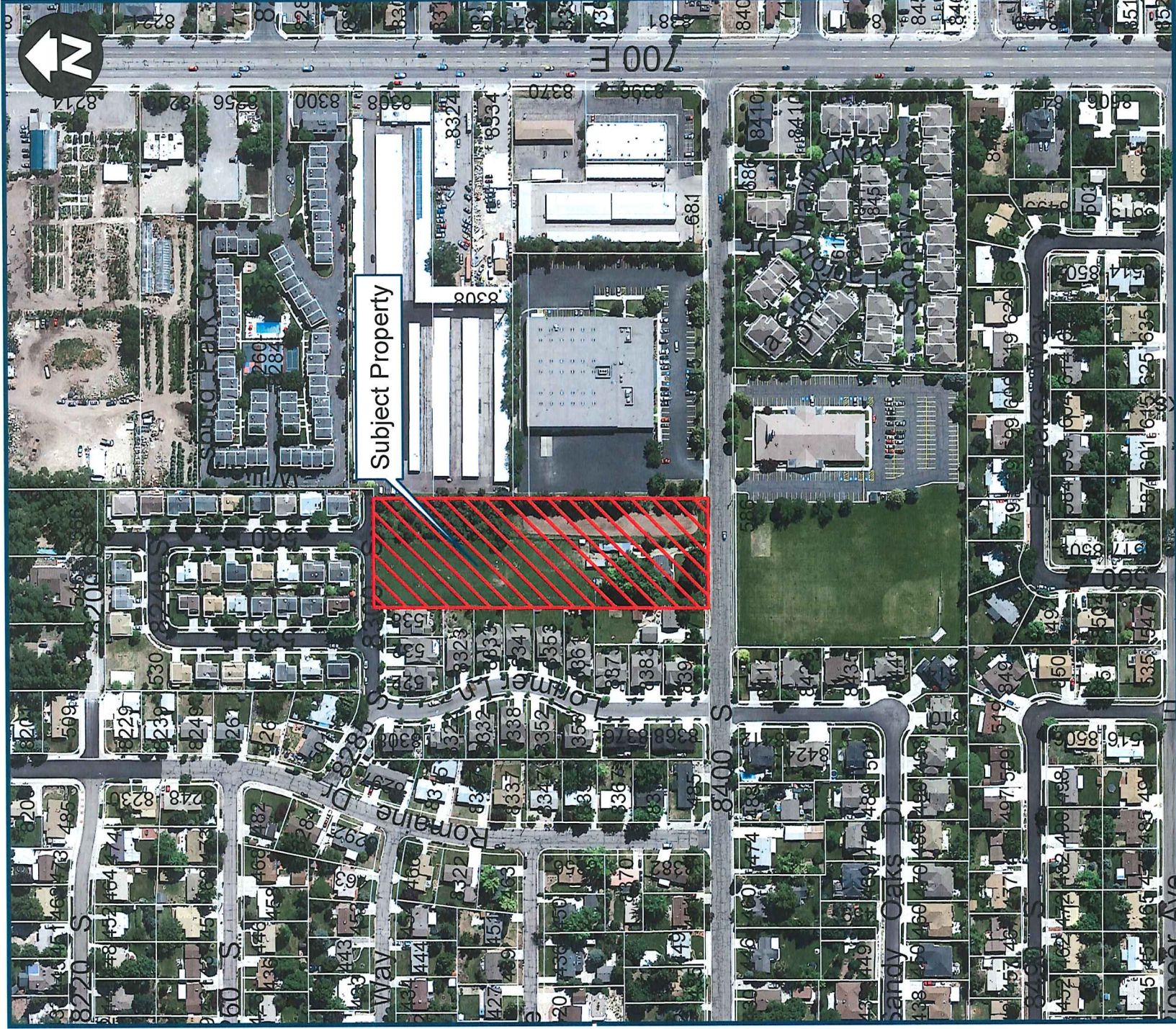
Planner:



Mike Wilcox
Long Range Planning Manager

Reviewed by:





ZONE-12-16-5176 :: Levine Lane Rezone 601 E. 8400 S.



PRODUCED BY OLIVIA CVETKO
THE COMMUNITY DEVELOPMENT DEPARTMENT



December 12, 2016

Sandy City Hall
Community Development
10000 Centennial Parkway
Sandy, UT 84070

Re: 601 E 8400 S

To Whom it May Concern,

My name is Gary Cannon, I am representing The Levine Family Trust. We are submitting for your approval, a request for a zone change into the R1-6 Zoning, which is a compatible zoning for the other sized lots adjacent to the property.

Our target market will be the empty nester and the move up buyer, which are moving to smaller yards and main floor living. Our target price point will be in the \$400,000 to \$500,000 range, with all masonry exteriors and 2 car garages.

We respectfully ask for your consideration, support and recommendation to move forward with this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Cannon".

Gary Cannon
Cannon & Company
Broker, Owner
2011 Salt Lake Board Realtor of the Year
2007 President, Salt Lake Board of Realtors
801-573-8282
gary@thecannonteam.com
License #5471177-PB



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FORM _____

CONTACT _____

PHONE _____

LEVINE PROPERTY

601 EAST 8400 SOUTH
SANDY CITY, UTAH

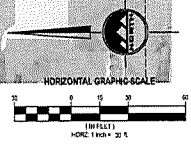
CONCEPT PLAN

PROJECT NO. _____ DATE _____

DRAWN BY _____ DATE _____

SCALE _____

1 OF 1



Michael Wilcox - Fwd: Sandy Woods community meeting-Levine property

From: Marsha Millet
To: King, Andrew; Wilcox, Michael
Date: 1/10/2017 1:46 PM
Subject: Fwd: Sandy Woods community meeting-Levine property

>>> "Stevens, Elizabeth E" <Elizabeth.E.Stevens@ehi.com> 1/10/2017 8:49 AM >>>
Good Morning Marsha,

Last evening, 1/9/2017, we held a community meeting regarding the Levine property on 8400 S and roughly 500/600 E. Just wanted to let you know who was there and what some of the concerns were.

The Cannon Team
Gary Cannon
Gary@thecannonteam.com
16 Single Family Homes
3 Acres

- Attendees:
- | | | | |
|----|----------------------|-----------------|---|
| 1- | Lynne Foote | 393 E 8400 S | 801.2585.2149 |
| 2- | Skyler VomDorr | 8323 Lorimer Ln | 801.518.4899 |
| 3- | Dale/Marian Rees | 532 E 8300 S | 801.996.8472 |
| 4- | Wally Cragun | 8341 Lorimer Ln | 801.561.8341 |
| 5- | Michelle/Chris Hauck | 571 E 8400 S | 801.915.5572 |
| 6- | Keiko/Russ Pettey | 8383 Lorimer Ln | 385.272.3337 |

- Concerns brought up:
(number corresponds to the number listed above attendee)
- 1) Irrigation and flooding issues
 - 5) House impacted by taller elevations on each side. Gary said he would place a rambler next to Chris' house.
 - Time line of ground breaking
 - Impact of property taxes
 - 4) Wondering if the set up would be the same as Lorimer Ln.

If you need anything additional on this, please let me know!

Thank you.

ENTERPRISEHOLDINGS.

Betsy Stevens

Business Rental Sales Representative

Business Rental Department

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