



January 23, 2025

Sandy City Planning Commission
10000 Centennial Parkway
Sandy, UT 84070

Brad Reynolds Construction has been building quality custom homes in the Salt Lake Valley for over 35 years. For many years we focused primarily on large estate homes. In recent years we have seen the need for a high quality but more affordable product for home buyers.

Brad Reynolds Construction is proposing residential development at approximately 8777 S. 700 E. The proposed development contains 26 townhome units and 7 single-family homes. Each residence has 3 bedrooms, 2.5 bathrooms, and a 2-car attached garage. The townhomes are 2 story units with basements and are approximately 1600 SF finished on the upper two floors with approximately 650 SF of additional space in the unfinished basement. The single-family homes are also 2 stories with a basement, and are approximately 2000-2100 SF total living space. The exteriors are a mix of masonry and fiber cement siding, with several color schemes to create an attractive project. The property also includes a parcel at the west end that is zoned for commercial use and will be developed in the future.

The proposed development is in the Planned Unit Development (10 units per acre) zone. It is bordered by an existing townhome/ condominium project and single-family homes on the north. The east side of the development also borders single-family homes. The south side of the development is bordered by Cy's Road, with some existing residential condominium/ apartment units on the south side of Cy's Road. The development is bordered by Green Way and commercial property on the west.

The parcel that will be developed as a residential community is a long and narrow rectangle. The parcel is approximately 880 ft long and 170 ft wide. We will be dedicating a significant portion of property frontage to Cy's Road for road improvements. Green Way is currently a dead-end street at the north boundary of the property. We will also be dedicating a significant portion of property to the City to connect Green Way through the property to Cy's Road. The total acreage of the parcel is 4.903 acres, of which .708 acres (roughly 15 percent) of the property will be dedicated to the City for road improvements. The already narrow shape of the parcel, with the added loss of space that will be dedicated to the city, creates some challenges to making efficient use of the land. Because of these challenges we are seeking approval from the Planning Commission for several exceptions from current standards in our design. City Staff are giving a positive recommendation for these exceptions.

City Code 21-21-11 requires residential building lots to have frontage on a public street, but allows an exception to be granted by the Planning Commission for private streets. We are proposing Green Way be built as a public street that matches the profile of the existing road to the north prior to the dead-end. For the interior of the community, we are proposing private streets to provide access to the residences. It is not very feasible to construct streets that meet public street profile requirements because of the narrow shape of the parcel. The pattern of private streets and alleys inside the community matches the pattern of what has been built in existing multifamily communities that are adjoining and in the vicinity of our proposed development. Private streets will allow for snow removal, maintenance, and trash collection to be managed by the HOA rather than through the city. It has been our experience that it is better to have those issues handled by the HOA on multifamily projects. We are



requesting an exception allowing our lots to front on private streets similar to existing conditions in nearby multifamily developments.

City Code 21-21-10 requires full improvements (curb, gutter, park strip, sidewalk) on all street frontage within a subdivision, but allows the Planning Commission to grant an exception under some circumstances. Again, because the parcel is so narrow, it is difficult to include full park strip and sidewalk improvements on both sides of the private streets, and still make efficient use of the land. Private streets and lanes in multifamily communities in the vicinity of our development have also been built without park strip or sidewalk in some areas. Our private streets will meet City requirements for pavement width. We have designed a network of sidewalks that will allow the community to be pedestrian friendly and walkable, while still allowing for efficient use of the land. The community will be attractively landscaped and will include green space and plantings around the buildings that will give the community an open feel without the need for park strips. We are requesting an exception allowing the private streets to be built without sidewalk and park strip in some areas.

The proposed development is bordered by Cy's Road on the south. We will be dedicating a significant portion of property to the City for road improvements on Cy's Road. This will allow for a full 64 ft for the right of way, which meets City standards for Minor Collector Street. The designed pavement width for Cy's Road will meet City standards. The standard detail calls for a 5 ft park strip and a 5 ft sidewalk. At the request of the City, we have designed our frontage on Cy's Road with a 2 ft park strip and 8 ft sidewalk, which will accommodate a future trail connection in the area. City standards direct that any park strip smaller than 3 ft must be paved, so the 2 ft park strip has been designed as stamped concrete. We are requesting the Planning Commission approve this variance from the standards in order to accommodate the future trail connection as requested by the Parks department.

The Proposed development also provides several amenity spaces for the tenants of the development. Each amenity is located with focus from the sidewalk along Cy Road. Each Amenity provides seating for each of the areas, with two areas providing a covered area for gathering with a gazebo and benches and tables for use by tenants.

The third amenity is a playground area located along the north property line. This amenity and greenspace are a visual element from the sidewalk of Cy Road to the playground. This amenity has benches for seating as well as the playground. Each of these amenities provide additional benefits to the community.

Sincerely,

Brad Reynolds
Brad Reynolds Construction