



Community Development Department

Tom Dolan
Mayor

Scott J. Bond
Chief Administrative Officer

James L. Sorensen
Director

MEMORANDUM

April 27, 2017

To: City Council via Planning Commission
From: Community Development Department
Subject: 300 East Townhomes Rezone, R-1-8 to RM(10) ZONE-03-17-5225
 350 East 9000 South [Historic Sandy, Community #4] 1 Acre

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

REQUEST

Preston Naylor, with NFM Real Estate, submitted a request to rezone approximately one (1) acre from the R-1-8 "Single-Family Residential District" to the RM(10) "Residential Multi-Family District". The subject property is located at approximately 350 East 9000 South. The resulting application of zoning would allow for a proposed townhome development on the subject property. At the encouragement of staff, the applicant requested that this item be tabled at the April 20, 2017 Planning Commission. This allowed the applicant time to have further discussions with staff and elected officials to review the request. As a result the applicant has amended his request to the RM(10) Zone rather than the RM(12) (see attached letters from the applicant).

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 March 8, 2017. 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 a collection of vacant properties that were remnants from the major road widening of 9000 South Street constructed by UDOT. There were eight (8) homes along this frontage that were purchased and removed as part of that project. These parcels represent land that was leftover. The remaining property has remained vacant since the mid 1990's after the road project was completed. The property is bordered by single family homes to the east and

(zoned R-1-8), a duplex unit and other single family homes to the west (zoned R-1-7.5(HS)) and to the north by an LDS church (zoned R-1-8) (see zoning map).

ANALYSIS

Mr. Naylor has submitted a conceptual subdivision layout that will need to be further refined through the review process with City Staff and the Planning Commission. The subdivision conceptual design is proposed to be for-sale townhomes with common areas and amenities.

The application of the RM zone is appropriate based on the surrounding developments of a church to the north, and a major arterial street as the street frontage. Single-family homes fronting onto a major street are not well received in the market, but townhomes and similar multifamily housing can act as a good transition and buffer from the heavy trafficked street and the single family homes behind it. Throughout the Historic Sandy Neighborhood, there are various multi-family developments (apartment buildings, condos, duplexes, townhomes, and twin homes) mixed within the single-family homes. This has occurred over time as the zoning districts for this neighborhood at one time allowed for multi-family housing and some that pre-date zoning designations. This would not be the first introduction of multi-family housing in the area. This is a much better location for this type of use than many of the pre-existing multi-family housing units in the neighborhood.

This property is unique in that access is extremely limited. While it has a lot of frontage onto a public street, UDOT controls access onto this major arterial. New driveways would not be permitted by UDOT and the access would need to be through the side streets. These site conditions limit the land uses that can work within those parameters.

Staff has worked with the applicant to find the appropriate density and zoning district to accommodate a well-designed project on this difficult collection of parcels. We have worked with the applicant to develop a conceptual layout for this site. The initial request for RM(12) was determined to be a bit too much for site to be appropriate for the area. Staff is much more comfortable with the request of the RM(10) as it would allow 10 units on the site.

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:

1 – Goals – Quality Growth

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

1.4.1 Encourage the consolidation of vacant and redevelopable parcels to better accommodate the development of senior and other multi-family and mixed-use projects

1.4.2 Sites designated for new residential development should have adequate public utilities and facilities and be located near existing or future amenities appropriate for the projected population, including transit options

The proposed rezoning would help allow an infill development. This proposal would add more variety of housing types and home ownership 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 to RM(10) 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

Michael Wilcox - RE: 300 E Townhome Rezone

From: Preston Naylor <penaylor@nfmrealestate.com>
To: Michael Wilcox <MWilcox@SANDY.UTAH.GOV>
Date: 4/25/2017 2:19 PM
Subject: RE: 300 E Townhome Rezone
Attachments: 300 East Townhomes.pdf

Mike,

In reference to our conversation I have attached the latest site plan which represents the reduction in our original request from 12 to ten units. Also I have met with Scott Cawdell and presented various townhome designs and elevations and discussed the appropriate use of materials, all of which would reflect the tradition look we are contemplating for the project. Furthermore we are schedule to meet with the Historic committee on May 10th to continue the discussion to achieve the "right look" for historic Sandy.

Thank you for your continued cooperation as we work to create a development which would be beneficial to the community.

Thank you,

Preston

Preston E. Naylor
NFM Real Estate, Inc.
22 East 100 South, 3rd Floor
Salt Lake City, Utah 84111
[801-322-2208](tel:801-322-2208) Office
[801-205-3109](tel:801-205-3109) Cell
penaylor@nfmrealestate.com



N.F.M. REAL ESTATE

Real Property Investment
Professional Consulting
Commercial Brokerage

Preston E. Naylor
Office: 801-322-2088
Fax: 801-322-2233

March 1, 2017

Mike Wilcox
Sandy City Long Range Planning Manager
Community Development Department
1000 Centennial Parkway
Sandy, Utah 84070

Re: Application for Zone Change: 8986 South, 280 East to 400 East

Dear Mike:

In reference to the attached application, we hereby request a zone change on the above referenced parcels from R1-8 to RM-12. This particular property has been undeveloped and neglected for a significant period of time. Sandy City has improved, with landscaping and a sidewalk, the property directly adjacent to the subject bordering 90th South, however the subject property itself remains vacant. It is covered with weeds and contains a fair amount of old damaged concrete. In this condition the property has become a bit of a safety hazard and certainly an attractive nuisance to the neighborhood.

Located one block from a Trax station the property provides exceptional accessibility to mass transit. The proposed zone change would enable the development of a townhome project which would, with the right design, reflect the esthetic and cultural values of the community. It is our intention to work in conjunction with the planning department and the Sandy Historic Committee as we developed the appropriate design for the project. The result of a this combined effort, carefully executed, would, in our opinion, create a superb townhome development which would be an asset to the community. In consideration of the above we respectfully request the approval of zoning change as outlined in the application.

Thank you,

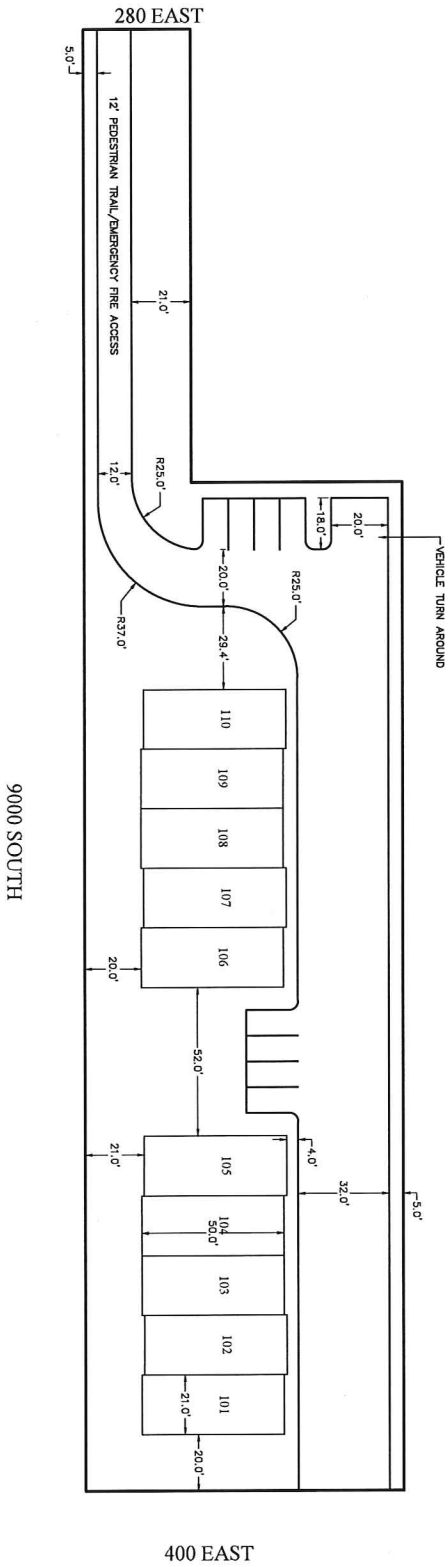
NFM Real Estate

22 EAST FIRST SOUTH
THIRD FLOOR
SALT LAKE CITY, UTAH 84111

CONCEPT J

PROJECT: 18-243
 LOCATED AT: 300 East 9000 South, Sandy, Utah
 ORIGINAL PROPERTY: 1.08 ACRES
 TOWNHOUSES: 10
 TOTAL DENSITY: 8.52 UNITS/ACRE

300 EAST TOWN HOMES



GENERAL NOTE:
 INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ESTIMATING PURPOSES ONLY.



REVISION BLOCK		
#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE: 1-29-20	ISSUED: JES
DATE: 3/17/2018	DATE: 16-5-20
CONCEPT J	J

300 EAST TOWN HOMES
 300 E 9000 S, SANDY
 CONCEPT J

FOCUS
 ENGINEERING AND SURVEYING, LLC
 32 WEST CENTER STREET
 MIDVALE, UTAH 84047 PH: (801) 352-0075
 www.focusutah.com

Michael Wilcox - Community #4 Meeting

From: Marsha Millet
To: Wilcox, Michael
Date: 3/10/2017 11:18 AM
Subject: Community #4 Meeting
Attachments: 20170310111713226.pdf

Mike,

A neighborhood meeting of the Historic Sandy Community (#4) took place on Wednesday, March 8, 2017 at 6:30 p.m. in the east conference room of Sandy City Hall. The meeting was held to inform any interested neighbors, living within a 300 foot radius of the property in question, that an application for a zoning change is being submitted to Sandy City by Preston Naylor of NFM Real Estate, Inc. Mr Naylor is asking that the current R-1-8 zone be changed to R-M-12. A copy of the meeting attendees is attached.

Mr. Naylor is under contract to purchase a piece of property at 300 East 9000 South. If his zoning request is approved, he plans to develop the property by building twelve town homes on it. He is calling the project the 300 East Town Homes. At the meeting, he showed the neighbors a drawing of the lot, the layout of the town homes, and the turn around lane for the fire department. He said that the front of the town homes will face 9000 South and the garages will be accessed at the back. He reported that the town homes will be a "For Sale" product , to be sold for \$300,000+ to people who most likely will be middle to late thirties with one or two children. He showed a couple of renderings of what he said the town homes may look like, and he made a point of saying that they are only conceptual and not exactly what the actual town homes will look like.

Concerning the trees along 9000 South that interface with this property, Mr. Naylor said he would preserve as many of them as possible in the course of construction.

The neighbors at the meeting had two concerns:

1. Water pressure in the area is low for some residents. They don't want this project to make their water pressure worse than it already is.
2. There is a concern that if this zoning request is approved, then the City will arbitrarily apply the same zoning in other areas of this neighborhood. Mr. Naylor explained to them that his application for a zoning change is ONLY for the property in question, and not for any others in the area.

The meeting adjourned at approximately 7:15 p.m. Call me at ext. 7114 if you have any questions.

Sincerely,

Marsha Millet
Senior Advisor to the Mayor

Community #4
Neighborhood Meeting
3-8-17

Name

Address

Phone

Queen Lashun

416 E Laurel

801 561-290

Dee R. Reih (C)

432 Laurel

801 563 5992

PRESTON NAYLOR

1603 REDSTONE AV. PC UT.

801 322 2208

Marsha Millet

Sandy City

801-568-7114

Wendell Cahoon

424 E Laurel

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