



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

September 20, 2018

To: Planning Commission
From: Community Development Department
Subject: Rock 1 Subdivision - Preliminary Review
8914 S. 400 E.
Historic Sandy, Community #4

SUB-07-18-5460
Zone: R-1-7.5 (HS)
0.38 Acres, 2 Lots

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area.*

DESCRIPTION OF REQUEST

The applicant, Mr. Scott Schonrock, is requesting preliminary subdivision review for a two lot single-family subdivision located in Historic Sandy. The 0.38 acre property is proposed to be split, creating two lots that are approximately 7,300 square feet in size. The subject property is currently vacant of any structures after the historic home that previously sat on the lot was destroyed by fire earlier this year. The applicant is requesting to implement the Historic Sandy Development (HSD) Overlay zone with this subdivision. The HSD Overlay zone is a floating zone meant to promote human scale pedestrian activity through the incorporation of specific development guidelines in exchange for reduced minimum lot size and frontage requirements.

BACKGROUND

The subject property is located in Tier 2 of the Historic Sandy Neighborhood, which consists of a wide variety of home types that vary from early bungalows to homes built within the last twenty years. Surrounding land uses are primarily single-family homes, with the exception of a multi-family use to the west, a church building adjacent to the south, as well as a proposed townhome development south of this property along 9000 South. The home that burned down on the subject property was a contributing structure to the Historic District. All other out buildings and structures were removed from the site prior to application being submitted to the City.

NOTICE

Notices were mailed to property owners within a 500 foot radius of the subject parcel to notify them of the Planning Commission meeting. Planning staff held a combined neighborhood meeting on August 15, 2018 which included a discussion both for the proposed subdivision, as well as a proposed townhome project (called The Row at 90th) located to the south. Staff felt it would be more convenient for surrounding neighbors to hold one meeting for both projects. There were

seven citizens in attendance in addition to city staff. Minutes from the neighborhood meeting are attached. Additionally, the proposed subdivision was presented to the Historic Committee on August 15, 2018 for their review. Members of the committee had no concerns with the proposal.

ANALYSIS

Historic Sandy Development Overlay Zone

The two lots created by the proposed subdivision meet the requirements of the HSD Overlay zone (Chapter 12 of the Sandy City Development Code). The purpose of the HSD Overlay zone is to encourage development and investment in the Historic Sandy Area by reducing the required minimum size and frontage of a lot, as well as providing a reduction in setbacks. In exchange for this flexibility, the Overlay details architectural and landscape requirements meant to promote development that compliments and enhances the historic nature of the district. Some of the more significant design requirements for lots within the HSD zone are as follows:

- Subservient garages, e.g., back-loaded detached with alley access, front loaded detached, attached, side entry attached, or a combination of the above. Garage shall not exceed 50% of the front elevation.
- Dwelling and garage gables facing streets and alleys.
- Covered and open front porches comprising at least 50% of the front elevation (not including the garage), in no case being less than 15 feet in length.
- Elevations and materials used on the home must be architecturally compatible with one of the different housing styles that may be found within the surrounding area.
- Entry sidewalks that connect directly to street sidewalks
- Windows and doors are required to occupy at least 25% of the front elevation.
- Dwelling footprints shall not occupy more than 50% of the lot.
- Street trees (planted 4 feet back from sidewalk) are required.
- A minimum of one evergreen tree (6 feet minimum) is required for each home.
- A variety of shrubs and flower beds shall be required for each home.

These design requirements, which are not part of the underlying R-1-7.5(HS) zone, are used to ensure that homes are more compatible with historic structures in the area. In order to inform potential buyers of the additional architectural and landscape design requirements that will be imposed on these lots as a result of the HSD Overlay, a notice to purchasers will be included on the subdivision plat.

Both proposed lots conform to the minimum 5,000 square foot lot size and 50 foot minimum lot frontage of the HSD Overlay zone. All architectural and landscape design elements as well as all setback and height regulations will be enforced through the building permit process.

As part of the subdivision approval and the requirements of the Public Works Department, the applicant will be required to install a six-foot wide sidewalk adjacent to curb and gutter along the frontage of both lots. This six-foot sidewalk will match up with the existing sidewalk along the frontage of the church property to the south. Additionally, the applicant will be required to dedicate 1,640 square feet of his property to the City as part of this application. The dedicated area is composed of public infrastructure that will be maintained by the City including the roadway and improvements installed as part of this subdivision.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary review is complete for the **Rock 1 Subdivision**, located at 8914 South 400 East, based on the following findings and subject to the following conditions:

Findings:

1. The subdivision, as proposed, meets standards required by the HSD Overlay zone.
2. That the Sandy Historic Committee has reviewed the application and has recommended approval.
3. That the subdivision will encourage additional investment in the Historic Sandy area.

Conditions:

1. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
2. That all City provisions, codes and ordinances are adhered to during the review, construction, and operations process of this project.
3. That all lots comply with all requirements of the Historic Sandy Development Overlay zone.

Planner:



Mitch Vance
Planner

Reviewed by:



Brian McCuiston
Planning Director