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# MEMORANDUM

April 26, 2018

**To:** Planning Commission  
**From:** Community Development Department  
**Subject:** SD(PO-Alvey) Zoning District Repeal – Amending Title 15A CODE-04-18-5398  
Chapter 19, Special Development Districts, Land  
Development Code, Revised Ordinances of Sandy City,  
2008

**HEARING NOTICE:** *This item has been noticed on public websites, and in the newspaper at least 10 days prior to the Public Hearing.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
CA#96-L	Creation of the SD(PO-Alvey) Zone, which was adopted on June 24, 1996.
R#96-06	Rezoned property located at 10707 South 1300 East to the SD(PO-Alvey) Zone from the R-1-20 on June 24, 1996.
ZONE-1-14-3416	The same property was rezoned from the SD(PO-Alvey) to the RM(8) Zone on March 4, 2014.

### REQUEST

City Staff is requesting to repeal a Special Development Zone that is no longer in use, the SD(PO-Alvey) District, which is contained in section 15A-19-13 of the Sandy City Land Development Code (see exhibit "A").

### BACKGROUND

The SD(PO-Alvey) Zone was only applied to one area located at 10707 South 1300 East. This property was rezoned in 2014 and has since redeveloped into twin homes. The property was zoned SD(PO-Alvey) in 1996, in an attempt to redevelop the property into a low impact Professional Office. The property was never redeveloped into a commercial use in spite of creating a special development district zone specifically for the property.

**ANALYSIS**

As the Zone was specifically created for a specific property, it is not likely that the Zone would be relevant to a future project on other property. Staff proposes that the SD(PO-Alvey) Zone be repealed.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission forward a positive recommendation to approve a code amendment to repeal Section 15A-19-13 of the Development Code of Sandy City 2008 (Exhibit "A") based on the following findings:

1. That there are no properties zoned SD(PO-Alvey) in the City.
2. That the SD(PO-Alvey) Zone will not likely be relevant in the future to other properties in the City.

Planner:

Reviewed by:



Mike Wilcox  
Zoning Administrator

Exhibit "A"

**15A-19-13 Repealed. SD(PO-Alvey) — 10707 & 10685 South 1300 East**

A. **Purpose.** The SD (PO-Alvey) zone is established to provide an area for professional and business offices with business hours consistent with those of contiguous property. Developments adjacent to residential areas shall have a residential look to enhance compatibility. Developments adjacent to commercial zones shall act to buffer less dense residential development or districts.

B. **Uses Allowed**

1. **Permitted Uses.**

- a. ~~Business and Financial Services~~
- b. ~~Medical and Health Care Offices~~

2. **Conditional Uses.**

- a. ~~Day Care, Group~~
- b. ~~Public Utility Station~~

C. **Development Standards.** The following standards are to be considered as applying specifically to development in a PO zone in addition to general standards provided in the Commercial/Industrial Development Standards section of this Code.

1. **Planning Commission Review.** Review of all site plans in the SD(PO-Alvey) Zone is required by the Planning Commission according to the standards outlines in the Site Plan Review section of this Code.

2. **Building Setbacks.**

a. **Front Yard.** All buildings shall be setback at least 30 feet from all front property lines.

b. **Side Yard.**

- (1) ~~Uses may be developed conjointly at the side yards with shared party walls.~~
- (2) ~~If buildings are not joined, there shall be at least a 10 foot setback from each side.~~
- (3) ~~Where non-residential districts abut residential uses or districts (excepting recognizable holding zones for future commercial development), non-residential buildings shall be set back at least 30 feet from the property line and the side yard shall be developed and landscaped as described in the Commercial/Industrial Development Standards Chapter of this Development Code.~~

c. **Rear Yard.**

- (1) ~~There shall be at least a 30 foot rear setback.~~
- (2) ~~Where buildings or uses abut a residential district (excepting recognizable holding zones for future commercial development), buildings shall be set back at least 30 feet~~

from the rear property line and the rear yard shall be developed and landscaped as described in the Commercial/Industrial Development Standards Chapter.

3. ~~Building Height.~~ Buildings shall be erected to a height no greater than 35 feet from average grade, 20 feet from grade for structures within 100 feet from residential zones.

D. ~~Residential Compatibility.~~ Developments adjacent to residential districts shall have a residential look to enhance compatibility with the adjacent neighborhood.