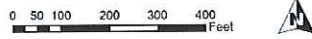


Zoning Map



ANALYSIS

Mr. George 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 PUD zone would give the developer some flexibility in site design and home layouts that traditional zoning doesn't allow. The application of this zone is appropriate based on the surrounding developments of a commercial center to the west, a PUD to the south and a church to the north.

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 introduce new housing types and opportunities in this area, particularly adding ownership opportunities.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-20A to PUD(18) 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

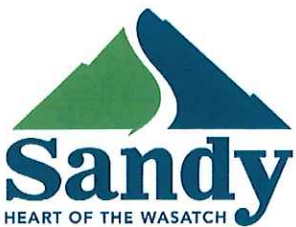
Reviewed by:





Subject Property

ZONE-10-16-5149 :: 789 Townhomes Rezone 789 East 7800 South



PRODUCED BY WADE SANNER
THE COMMUNITY DEVELOPMENT DEPARTMENT

10-13-2016

To: Sandy City

Re: Rezoning 789 E 7800 S

We are requesting the property at 789 E 7800 S be Rezoned to RM 18 in order to develop the property. The zone change request is consistent with the general plan for the area. In addition, the rezoning takes into account the existing uses surrounding the property. To the North is an LDS Church, to the east there are is a single family property, to the South a residential development in the PUD 10 zone, and to the West a commercial development. The new development will provide a good transition from the commercial uses to the West and north and the residential to the East and South.

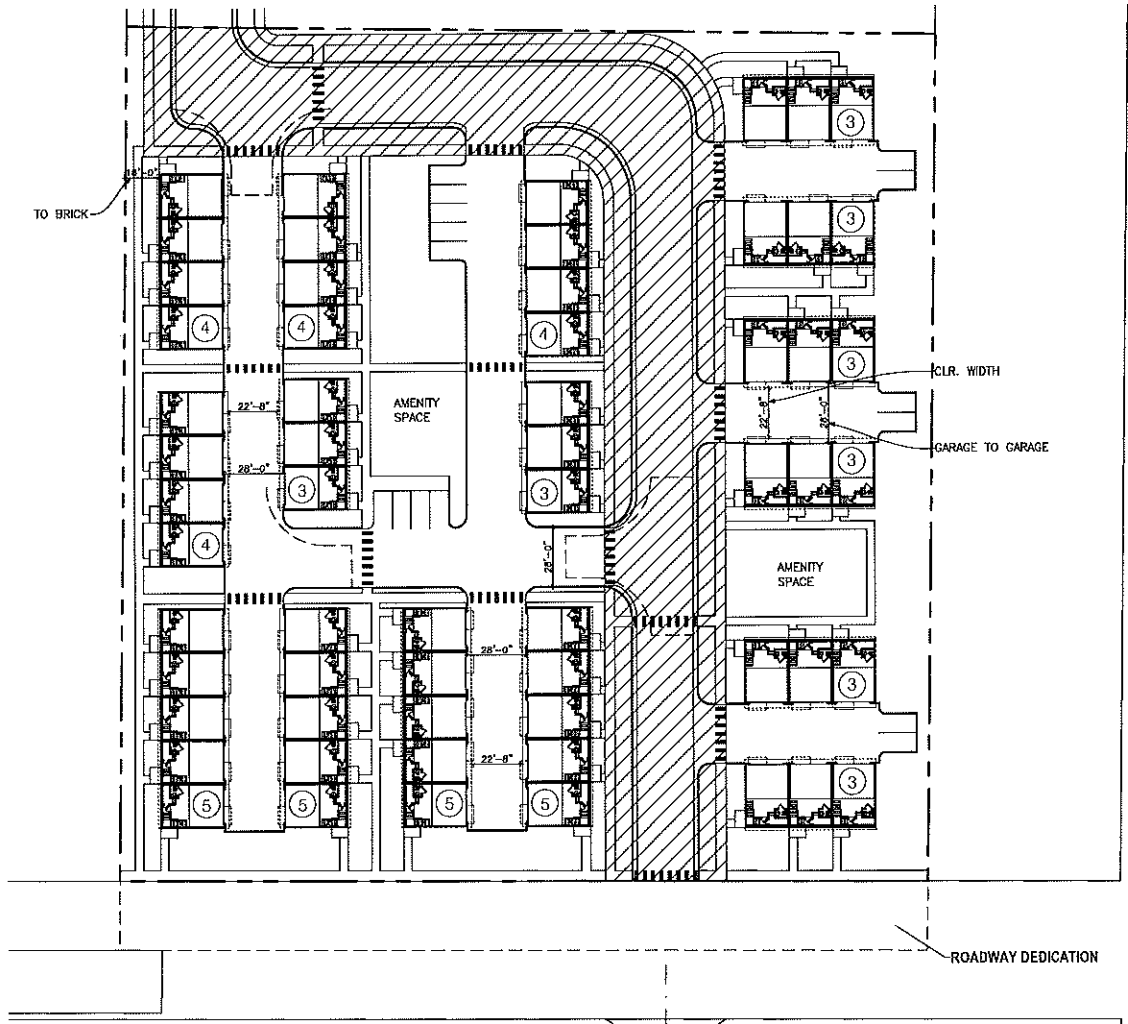
We appreciate your time and consideration of the proposal Let me know what additional items and/or information you need.

Sincerely,

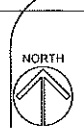
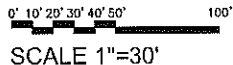


David George

A Better Quality Home, LC



60 TOWNHOME UNITS
3.62 Acres



R.O.W. Area: 36,263 sq. ft.
Lot Area (Does not include R.O.W.) = 121,573 sq. ft.
Open Area: 49,928 sq. ft.
41% Open Area

SITE PLAN CONCEPT 5.4 - TOWNHOME UNITS
(EXCLUDES R.O.W. THROUGH PROPERTY)

SANDY, UTAH

Nov. 10, 2016

Jullie and Associates, Inc.
ARCHITECTS
1000 W. 1000 S. SUITE 100
SANDY, UT 84070
PH: 313-100-1000
FX: 313-100-1001

Michael Wilcox - Community #6 Meeting

From: Marsha Millet
To: King, Andrew; Wilcox, Michael
Date: 11/7/2016 4:41 PM
Subject: Community #6 Meeting
Attachments: 20161107163458188.pdf

Andrew,

A neighborhood meeting of the High Point Community (#6) was held on October 27, 2016 at 6:30 p.m. in the east conference room at Sandy City Hall. A copy of the meeting notice and the sign-in sheet of attendees is attached.

The meeting was held so that David George (applicant) could inform the neighbors, within a 300 foot radius of the outer boundary of the property at 789 East 7800 South, about his application with Sandy City to request a re-zoning of this property from the current R-1-20A to a PUD 18. If the re-zoning is approved by the City Council, he plans to build 60 town homes at this location. The applicant showed a rendering of the proposed layout of the property and a rendering of the completed look and quality of the town homes.

Mr. George said that the range of prices for the town homes would be from \$350,000 to \$400,000. If the real estate market holds steady during the next one and a half to two years, he plans to build and sell the town homes. If not, he is considering building apartments. When asked about having an HOA for the town homes, Mr. George said that he prefers a professional management company that would be there three-quarters of the time.

He was asked if he is going to put a fence on the east side of the property. He said that he is and it would be six feet high, although it could be built 8 feet high if the City approved it. Mr. George said that his plans call for 40% open space, which he said is a City requirement. He reported that he is under contract with the owners' of the property to buy it. The property owners are William Moore (deceased) and Roger Simonson.

The neighbors who attended the meeting had the following concerns regarding the proposed plans for this property.

- * Craig and Cindy Hinton who live directly east of this property claim that Farmer Bill (William Moore) promised them 20 feet of his property on the east side so they could put in a road. The plans that were shown by David George did not include this 20 feet. This couple is upset that what was promised to them by one of the property owners is not being honored.
- * Increased traffic on 7800 South was a concern that was voiced by all the neighbors who were there. They feel that 7800 South is already overburdened with traffic and that the additional traffic generated from this project would create a safety hazard, especially as it relates to children. There are students who walk on 7800 South to get to Union Middle School.
- * There were some neighbors who had a concern with the density of the project. They would like to see the number of units reduced. They worry about their property values decreasing, especially if apartments are built there.
- * One man wanted to see a bigger police presence in the area. He lamented that there was no satellite police office in the area.
- * Several neighbors were concerned about crime and traffic increasing with this project. They felt it would ultimately affect the

safety of the children who live in the area.

* One man said that his water pressure is very low and wonders how this project will impact that.

* A woman by the name of Sandy Roberts was in attendance. She lives in the area and said that her husband may be partnering with David George in developing this property. She explained that her primary concern is the quality and proper fit of the project for the neighborhood, not the money it could generate for her family. Some of the people there seemed a little dubious when she said that, but one man in particular was very confrontational and basically called her a liar. She felt that her integrity had been attacked.

The meeting lasted a little over an hour. Call me if you have any questions.

Marsha Millet
Senior Advisor to the Mayor
7114

High Point Community Neighborhood Meeting

October 27, 2016

6:30 P.M.

Sandy City Hall, East Conference Room #350
10000 So. Centennial Parkway

My name is David George I am applying to Rezone the property located at 789 E 7800 S Sandy Utah from the Current R-1-20A to PUD 18. The zone change will allow for the construction of townhomes on the property.

The meeting is being held to show the proposed development plans, answer questions, receive community input and respond to any concerns.

Contact Information

David George (Applicant): Call me at 801-548-6302 with questions about the project.

Marsha Millett (Community Coordinator): Call at 801-568-7114 for questions about the meeting.

Andrew King (Sandy City Senior Planner): Call at 801-568-7262 for questions regarding the application process and city code requirements.

NEIGHBORS ARE STRONGLY ENCOURAGED TO ATTEND

High Point Community
 Neighborhood Meeting
 October 27, 2016

<u>Name</u>	<u>Address</u>	<u>Email</u>
Marsha Millet	10000 So. Centennial Pkwy	mlmillet@sandy.utah.gov
Cindy Hinton	825 E 7800 S. Sandy, UT 84047	clhinton2010@hotmail.com
S. CRAIG HIXON	" " " " "	oartzman@gmail.com
Sandy Roberts	822 Lyndey DR	sandy.rob@comcast.net
David George	12439 S. Minuteman Drive #200 Provo UT 84601	
VIKTORIJA PETERSEN	7019 SPRUCE TREE CANYON SANDY UT 84071	buyandsellwithviktorija@gmail.com
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VALERIE FAHLSING	7748 DEVIN PL, MIDVALE, UT	Gotit2@aol.com
Steve Henningson	7734 DEVIN PL, SANDY, UT	stehenningson@gmail.com
Trent Hickcox	7740 S. Devin Pl.	ghickcox@hotmail.com