



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

June 20, 2019

To: Planning Commission
From: Community Development Department
Subject: Kemry Place Subdivision (Prelim Review) - 4 New Lots SUB-04-19-5647
 590 E. & 606 E. 10600 S. 2 Acres
 [Community #11 - Crescent] R-1-15A

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

PROPERTY CASE HISTORY	
Case Number	Case Summary
#GG-88	Brought into Sandy City as part of the GG-88 Annexation on 8/26/1969
N/A	Lots created in unincorporated Salt Lake County as part of the Crescent Estates 1 subdivision
ZONE-10-18-5552	Rezone from R-1-20A to R-1-15A as part of the RWK rezone on 4/11/2019 (Ordinance 09-19)

REQUEST

The applicant, Bob Kelez, is requesting preliminary subdivision review for a proposed four lot subdivision located at approximately 590 E. & 606 E. 10600 S. The subject property is 2 acres in size and consists of two existing parcels. The proposed subdivision would modify the existing two lots and create a total of four buildable lots. The two existing homes will be removed as part of the subdivision. All four lots would be accessed from a proposed public cul-de-sac road with access to 10600 S.

BACKGROUND

The subject properties currently front onto 10600 S. and were created in Salt Lake County as lots 2 and 3 of the Crescent Estates #1 subdivision in 1968. In August 1969, the properties were annexed into Sandy City as part of the GG-88 Annexation. Upon annexation, the properties were zoned R-1-20A.

An application for rezone was filed in October 2018. This rezone included both properties. The rezone proposal to change the zoning of the properties from R-1-20A to R-1-12 was heard by Planning Commission on January 17, 2019. A negative recommendation was forwarded to City Council for the rezone. On April 2, 2019, City Council passed ordinance #09-19 to rezone the subject properties from R-1-20A to R-1-15A.

The subject properties are surrounded by a variety of zoning, both in scale and use. The properties immediately north across 10600 S. are zoned R-1-8, a residential zone made up of single-family homes on lots of at least 8000 square feet. The properties to the west and immediate south are zoned R-1-40A. This zone is characterized by large single-family lots with animal rights. It should be noted those properties directly adjacent to the subject properties, while zoned R-1-40A, are significantly smaller in square footage than required by the underlying zone and are therefore nonconforming. The property directly east of the subject properties is zoned R-1-20A and is the only property zoned as such in the area. Just past this property to the east is a large area zoned Neighborhood Commercial (CN). This is a commercial zone characterized by a variety of commercial uses.

NOTICE

Notices were mailed to property owners within a 500-foot radius of the subject parcel to notify them of the Planning Commission meeting. The applicant also held a neighborhood meeting on November 20, 2018. This was well attended and several questions and concerns were raised during the meeting. A full report from the meeting is attached to this report. These concerns centered on maintaining the animal rights of the area, maintaining zoning, and protecting the character of the area.

ANALYSIS

The R-1-15A zone is a single-family zone that requires lots to be at least 15,000 square feet in size. The "A" designation provides property owners with rights to have large animals on their property, to the degree that they maintain compliance with regulations for housing and storing of animals as found in Section 15A-11-03 of the Development Code. The zone is a standard zone in the city, which means that all provisions for setbacks, building height, lot frontage, lot size, etc. are all pre-determined by ordinance and must be adhered to. The proposed plat conforms to these standards of the zone.

Access:

The applicant is proposing to access the four proposed lots via a newly dedicated public street. This street would be a cul-de-sac with access from 10600 S. Three lots would access the new street from the west side of the road and one would access from the south side. All proposed lots would be on the west or south side of the new public street.

SPECIAL EXCEPTIONS

15A-21-10 Streets of the Sandy City Development Code requires at least two points of ingress/egress for each subdivision, PUD, of multi-family project. The requirement may be waived upon granting of a special exception by the Planning Commission, and with recommendation from the City Engineer and Fire Marshal, and under the following circumstances:

1. *30 or fewer lots are accessed from the single ingress/egress; and*
2. *The City Engineer and Fire Marshal have reviewed the potential for impairment of such single access resulting from vehicle congestion, condition of the terrain, climatic conditions or other factors that could limit access and have made either a positive or negative recommendation to the Planning Commission with regards to a single point of ingress/egress; and*
3. *The proposed development project has one or more of the following, as determined and recommended for approval or denial by the City Engineer and Fire Marshal to the Planning Commission:*
 - a. *One or more cul-de-sac(s), hammerhead(s), or other approved turn-around(s) approved by the Fire Marshal and City Engineer that comply with all development standards herein.*
 - b. *An emergency access (a point of ingress/egress that provides access for emergency vehicles to respond to a building, or facility, in the event the main access is compromised. The design of this access must meet the International Fire Code).*
 - c. *The future extension of a stub street that will provide additional access, including a temporary turn-around.*
 - d. *All buildings are equipped throughout with automatic sprinkler systems approved by the Fire Marshal and Chief Building Official.*

Response to 1: The subdivision will have only four lots, well under the thirty-lot threshold.

Response to 2: The City Engineer and Fire Marshal have made a positive recommendation for this access.

Response to 3: The subdivision meets one criteria as required, section a, as the proposed development will have a cul-de-sac turnaround which meets development standards.

Staff Concerns

1. Staff is concerned with master planning in the area. The subdivision, as proposed, leaves out the property immediately to the east of this development due to the the adjacent property owner not wanting to be a part of the subdivision or rezone. This parcel is the only residential parcel between the proposed subdivision and the commercial zone to the east. As proposed, this subdivision will effectively leave the lot with limited potential for redevelopment. The developer has laid out the proposed public roadway in a manner that would allow the parcel to be brought into the development in the future.

2. The road is proposed to include 27' asphalt roadway, 2.5' curb and gutter on both sides, and a 5' park strip and 5' sidewalk on the west side. The east side will not include the park strip or sidewalk. The City Engineer has given a positive recommendation to waive the requirements for those improvements on the east side of the proposed street. If Planning Commission approves waiver of these improvements, and if the property to the east is redeveloped, the owner would be required to finish out the street improvements on the east side of the new road.
3. Staff is concerned with the grading of the lots. The grading and drainage plan shows the street to be at 4,525 ft. in elevation. This elevation is in line with the natural grade and represents no additional road raising. The site slopes naturally westward from this elevation point to 4,519 ft., reflecting a drop of 6 ft. over approximately 156' of run. With the homes to the west, it is important to not just retain storm water on site for each proposed lot, but also for those proposed lots to refrain from draining water towards the existing homes to the west. With this grade change already in mind, any raising of lot elevations for home building will exacerbate drainage problems and create imposing structures for residents to the west. Care will need to be taken when raising the foundations of any homes built upon the proposed lots. Staff has experienced concern with infill developments from existing residents regarding the height of new homes in other parts of the city. The developer needs to be mindful of the impact to adjacent homes based upon the 6' grade change from east to west. Staff wants to work with the developer regarding removing excavated dirt, height of new homes, and drainage and grading. Staff is proposing a couple of conditions of approval to help work with these concerns and lessen the impact on adjacent properties.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **grant a waiver** for a public street without a public sidewalk and park strip on the east side of the cul-de-sac, based on the following finding:

Findings

1. That the City Engineer has forwarded a positive recommendation to Planning Commission.

Staff recommends that the Planning Commission **grant a special exception** for a public street with only one point of access, based on the following findings:

Findings

1. That the proposed subdivision is an infill development.
2. That the proposed configuration is an efficient use of the land.
3. The City Engineer and Fire Marshal, as well as other reviewing departments, have recommended approval of this particular layout.

Staff recommends that the Planning Commission determine that the preliminary subdivision review is complete for the **Kemry Place Subdivision**, located at 590 E. & 606 E. 10600 S., subject to the following conditions:

1. That the applicants comply 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 of this project.
3. That all structures be removed as shown on the preliminary plat.
4. That homes be limited in height to 35 feet measured from the averaged finished grade of the home to the peak of the roof. That the homebuilder submit a certification of survey for height requirement at 4-way and foundation inspection for each home constructed.

Planner:



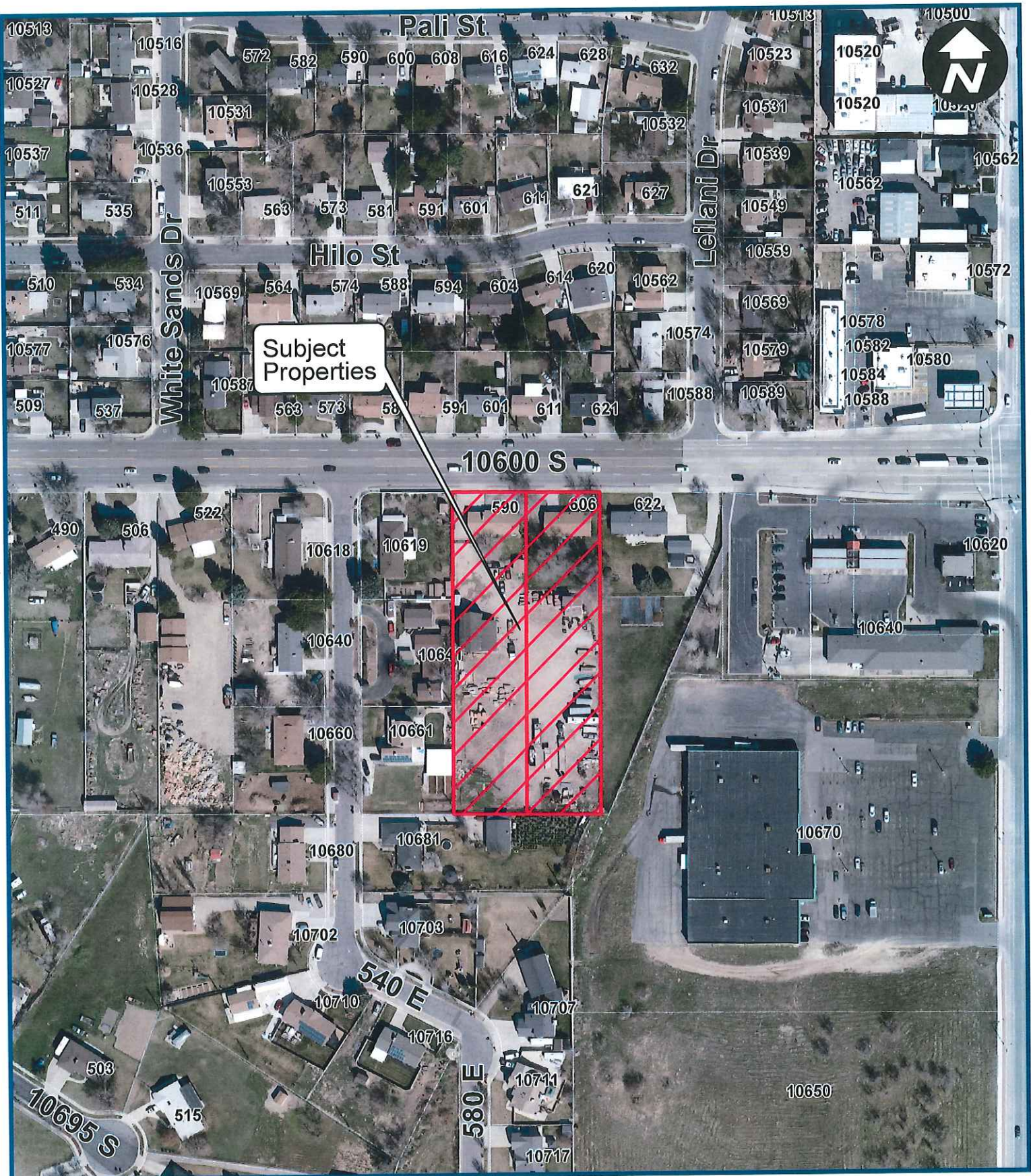
Darryll Wolnik
Planner

Reviewed by:



Brian McCuiston
Planning Director

Exhibit #1 – Area Map



Subject Properties

SUB-04-19-5647

Kemry Place Subdivision

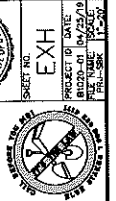
590 & 606 E 10600 S



PRODUCED BY DARRYLL WOLNIK
THE COMMUNITY DEVELOPMENT DEPARTMENT

Exhibit #2 – Site Plan

Exhibit #3 – Grading Plan



KEMRY PLACE SUBDIVISION
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ENGINEERING, L.L.C.
 3032 SOUTH 1030 WEST, SUITE 202
 SLC, UTAH 84119 - 801-948-8225

NO.	REVISIONS	BY	DATE
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