



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

November 7, 2019

To: Planning Commission
From: Community Development Department
Subject: Rees Rezone, R-1-10 to PO
 1680 E. Dimple Dell Road
 [Community #22]

ZONE-10-19-5751
 0.52 Acres

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area, on public websites, and in the newspaper.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
O# 14-33	Hooser Annexation (11/19/2014) – 5.02 acres

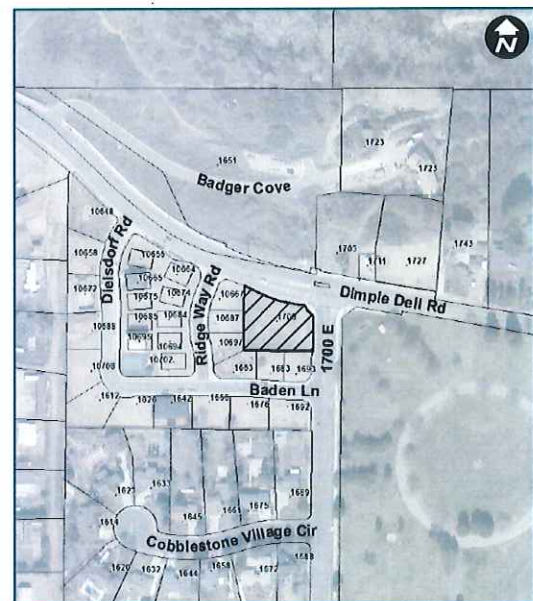
REQUEST

IPOA, LLC. (Applicant) has submitted an application for a zone change of approximately 0.52 acres located at approximately 1680 E. Dimple Dell Road (Property) from the R-1-10 Zone (Single Family Residential District) to the PO Zone (Professional Office District).

BACKGROUND

The subject property includes approximately 0.52 acres on one parcel located on the south west corner of 1700 E. and Dimple Dell Road. The property is surrounded on the west and south sides by the Villas at Dimple Dell Subdivision.

The zoning designation (and existing land use) of the surrounding properties are as follows:



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 1680 E. Dimple Dell Road

PREPARED BY: JAMES SORENSEN
 THE COMMUNITY DEVELOPMENT DEPARTMENT

North: OS (Dimple Dell Road, Dimple Dell Park)
East: R-1-20A (1700 E., Larkin Mortuary)
South: PUD 4.56 (Villas at Dimple Dell)
West: PUD 4.56 (Villas at Dimple Dell)

The Applicant submitted a concept plan with the Application. The concept plan depicts a single-story office building at 2,975 square feet with a 3-car garage. The building is located near the north east corner. It shows street access from both 1700 E. and Dimple Dell Road. There are 10 parking stalls located along the west portion of the property.

The Application was presented in a neighborhood meeting held on November 13, 2019. The meeting was attended by a total of 10 attendees.

FACTS AND FINDINGS

- Dimple Dell Road is classified as a Minor Arterial and 1700 E. is classified as a Major Collector.
- There are no streets stubbed from the adjacent neighborhood.
- None of the adjacent properties are zoned R-1-10.
- The PO Zone requires a 30-foot setback when abutting a residential district, and allows for a maximum building height of 25 feet, with an exception to allow for additional height based on increased setbacks. The R-1-10 Zone requires a 10-foot side yard setback and a 25-foot rear yard setback, and allows for a maximum building height of 35 feet.
- The Sandy City General Plan contains applicable goals and policies, including the following:

LAND USE

- *Goal 1.0 – Provide for orderly and efficient development which will be compatible with the natural and built environment*
- *Goal 1.1 – Encourage new growth where vacant land already is served by public utilities.*

GROWTH PRINCIPLES

- *Policy 1.1 – Promote redevelopment to better utilize existing infrastructure.*
- *Policy 1.3 – Promote compact development consistent with market demand.*

COMMERCIAL ZONING & DEVELOPMENT

- *Policy 1.4 – Provide alternatives for rectifying inconsistent zoning.*

CONCLUSIONS

- The Planning Commission makes recommendation to the City Council regarding zoning amendments to “regulate the use and development of land within all or any part of the area of the City.” (Development Code of Sandy City 2008, 21-5-3(a)(1))
- The zoning regulations of the PO Zone may be more restrictive to the size and siting of structures on the property than the R-1-10 Zone.

ATTACHMENTS

- Zoning Map
- Concept Plan

Planner:

Reviewed by:



Jake Warner
Long Range Planning Manager



Brian McCuiston
Planning Director

File Name: S:\USERS\PLN\STAFFRPT\2019\ZONE-10-19-5751 Rees



OS

Badger Cove

Dielsdorf Rd

Dimple Dell Rd

R-1-10



1700 E

PUD 4.56

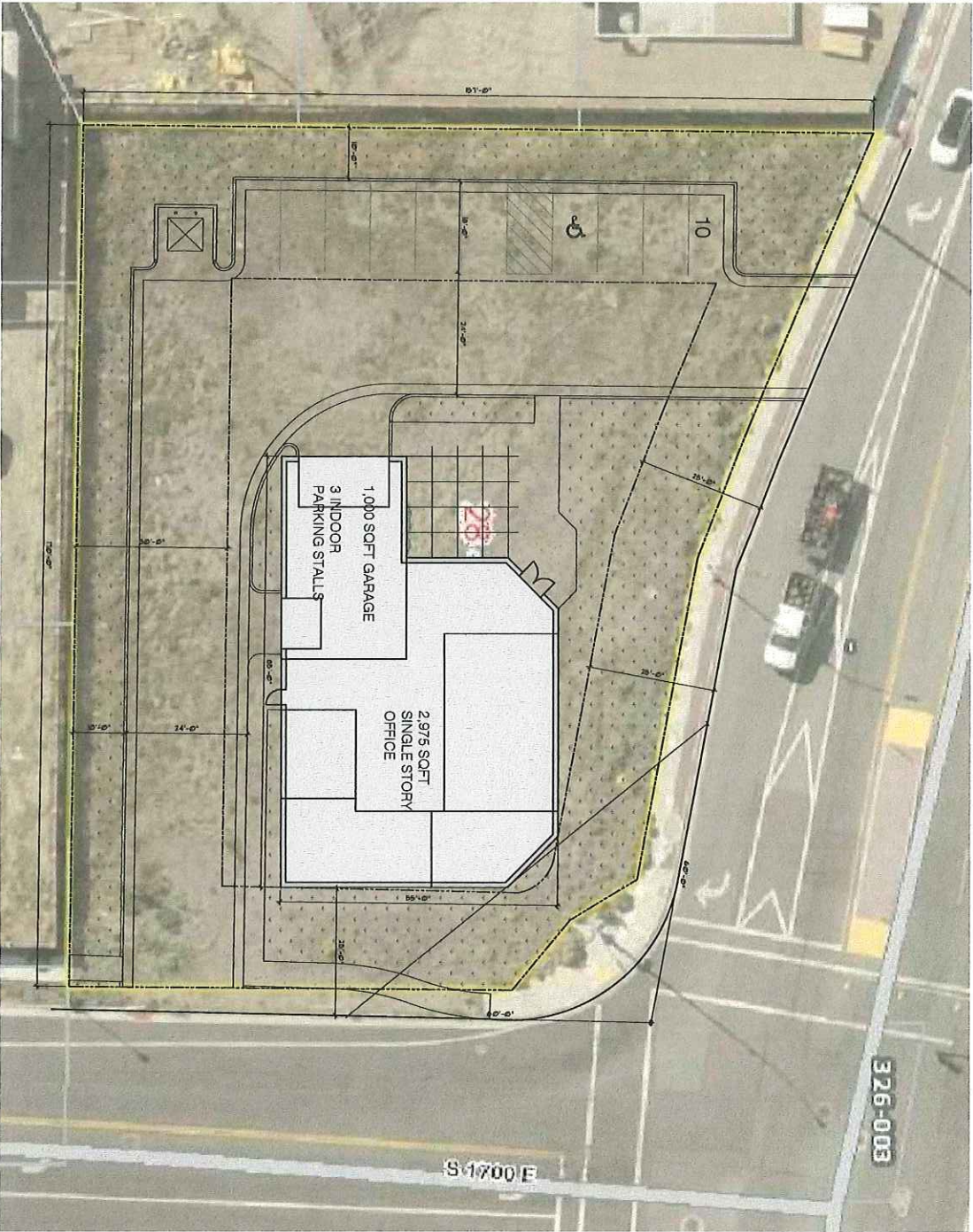
R-1-20A



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1680 E. Dimple Dell Road**



*PRODUCED BY JAKE WARNER
THE COMMUNITY DEVELOPMENT DEPARTMENT*



NORTH
 SITE PLAN
 SCALE: 1" = 10'

PROJECT NO 19,130 DWN BY/CHK BY ALD/—	TITLE EXISTING SITE PLAN	CHRONOLOGY	SANDY OFFICE 1680 E DIMPLE DELL RD. Sandy, Utah	LAYTON DAVIS ARCHITECTS 2005 EAST 2700 SOUTH SUITE 200 SALT LAKE CITY, UTAH 84109 P801.487.0715 WWW.LAYTONDAVISARCHITECTS.COM	PRINTED DATE 09.25.2019	PROGRESS SET
24X36 SHEET # A001						