

ORCHARDS AT FARNSWORTH FARMS REZONE

ORDINANCE 20-04

AN ORDINANCE AMENDING AND FIXING THE BOUNDARIES OF A ZONE DISTRICT OF THE SANDY CITY ZONING ORDINANCE; TO WIT: REZONING APPROXIMATELY 10.07 ACRES FROM R-1-40A "SINGLE FAMILY RESIDENTIAL DISTRICT" TO PUD(10) "PLANNED UNIT DEVELOPMENT (10 UNITS PER ACRE)", LOCATED AT APPROXIMATELY 11228 SOUTH AND 700 EAST; ALSO PROVIDING A SAVING CLAUSE AND AN EFFECTIVE DATE FOR THE ORDINANCE.

BE IT KNOWN AND REMEMBERED that the City Council of Sandy City, Utah, finds and determines as follows:

1. Pursuant to Sections 10-9a-501 through 10-9a-505 Utah Code Annotated 1953 as amended the City has authority to make and amend a zoning plan which divides the City into zoning districts and within those districts to regulate the erection, construction, reconstruction, alteration, and uses of buildings and structures and the uses of land.
2. A request has been made for a change of zoning on the below described property.
3. The Planning Commission held a public hearing on November 5, 2020, which meeting was preceded by notice published in the Salt Lake Tribune on October 22, 2020, and by posting in Sandy City Hall, Sandy Parks & Recreation, the Salt Lake County Library-Sandy, the Sandy City Website - <http://www.sandy.utah.gov>, and the Utah Public Notice Website - <http://pmn.utah.gov> on October 21, 2020; and to review the request for rezoning and has made recommendations thereon to the City Council.
4. The City Council of Sandy City, Utah met on November 17, 2020, and has taken into consideration citizen testimony, planning and demographic data, the desires of the owners of the property and the Planning Commission recommendation as part of the Council's deliberations.
5. The rezone of said parcel will be appropriate, it is in accordance with the General Plan, it will promote the health and general welfare of the City, it will be compatible with the best interests of the particular neighborhood involved and it will be sensitive to the needs of the City as a whole.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Sandy City, Utah, as follows:

Section 1. Amendment. The zoning ordinance which sets forth the zone districts within Sandy City which portion of the said zoning ordinance is established by a zoning map, is hereby amended as follows:

The property described in **EXHIBIT "A"**, which is attached hereto and by this reference made a part hereof, affects approximately 10.07 acres, located at approximately 11228 South 700 East, Sandy, Utah, and currently zoned as the R-1-40A "Single Family Residential District", shall be zoned to the PUD (10) "Planned Unit Development (10 units per acre)" to allow the potential subdivision of the property, and the land use map is amended accordingly. The subject property is located in City Council District #1.

ZONING PRIOR TO EFFECTIVE DATE OF THIS ORDINANCE:

R-1-40A "Single Family Residential District"

ZONING AFTER EFFECTIVE DATE OF THIS ORDINANCE:

PUD (10) "Planned Unit Development (10 units per acre)"

Section 2. Severable. If any part of this ordinance or the applications thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section 3. Effective. This ordinance shall not become effective until it is published. The City Recorder is instructed to NOT publish this Ordinance until the Director of Community Development and the City Attorney certifies by letter that a building permit or permits have been applied for and approved to develop the property subject to this Ordinance in compliance with Planning Commission approvals and the plans reviewed by the City Council as a part of the adoption of and attached as Exhibit A to this Ordinance on November 17, 2020 or, after receiving a recommendation from the Planning Commission, the City Council has been advised of and accepted revisions to Exhibit A made during the site plan and building permit approval process. If the certification by letters or City Council acceptance of revisions as specified above has not been obtained on or before November 1, 2021, then the City recorder is instructed to NOT publish this Ordinance which shall then become null, void and of no legal or binding effect.

PASSED AND APPROVED this 17th day of November, 2020.

DocuSigned by:



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Zach Robinson, Chair
Sandy City Council

ATTEST:

DocuSigned by:



688E7E8272014B1...

City Recorder

PRESENTED to the Mayor of Sandy City for his approval this 9th day of
January, 2020.

APPROVED this 9th day of January, 2020.

DocuSigned by:



1921B3EB6D3D4D3...

Kurt Bradburn, Mayor

ATTEST:

DocuSigned by:



688E7E8272014B1...

City Recorder

RECORDED this 11th day of January, 2020.

SUMMARY PUBLISHED this ____ day of _____, 2020.



EXHIBIT A

(Plans presented to City Council)



WHERE WE STARTED

DAI PROPOSED

- » Large lots with 2-story, single-family homes

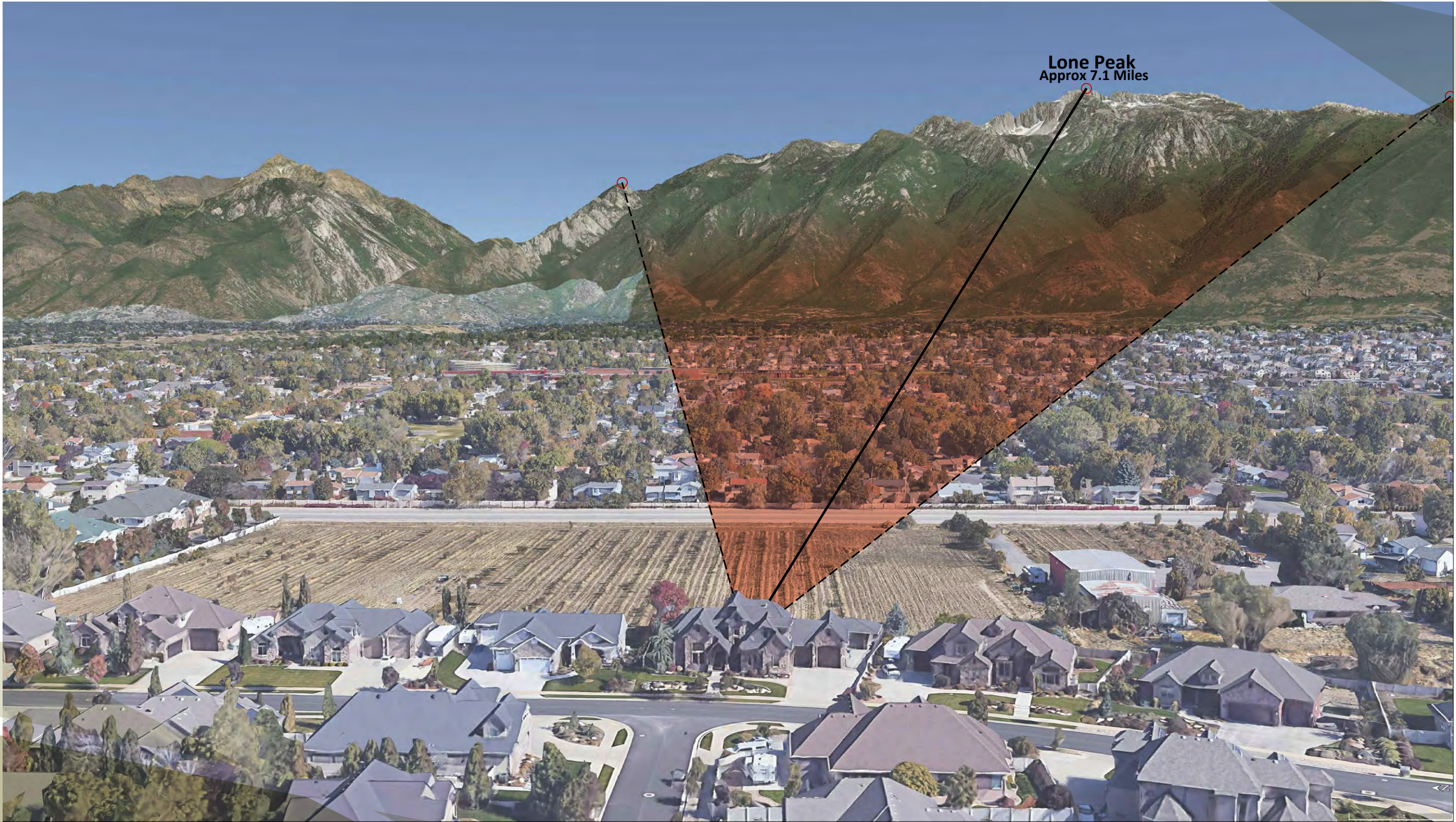
NEIGHBORHOOD REACTION

- » Against large homes in back yards
 - » Negative impact on lifestyle
 - » Lose privacy
 - » Block mountain views

VIEW PRESERVATION PLAN



VIEW PRESERVATION PLAN



OUR COMMITMENT TO NEIGHBORS

REDUCE IMPACT ON NEIGHBORS

- » Build ramblers along perimeter so new homes can't peer into yards from a second or third story
- » Design ramblers with low roof pitches to preserve mountain views
- » Reposition homes to preserve mountains views
- » Strategically place windows of new homes on rear elevations to maximize backyard privacy
- » Plant trees between windows of new and existing homes to create a visual barrier
- » Upgrade fencing material to pre-cast stone or RhinoRock
- » Increase height of perimeter fence to 8 feet around entire property to increase privacy for existing homes



PLAN PRESENTED JUNE 4, 2020



PLANNING COMMISSION FEEDBACK

- » Appreciated thoughtfulness and effort to accommodate immediate neighbors
- » Liked community design/layout
- » Liked architecture
- » Project was “too dense”
- » Indicated 8-10 units per acre would be acceptable

NEW DESIGN

- 1** Removed 20 units (9.6 units/acre)
- 2** Over 50% open space
- 3** Added parking (377 parking spaces)
- 4** Historic Sandy theme (farmhouse)
- 5** Walkable community



700 EAST

1

REMOVED 20 UNITS (9.6 UNITS/ACRE)

PLANNING COMMISSION DESIGN



Project Summary

Overall Site Summary

Gross Site Area	10.0 Ac
Total Open Space	4.57 Ac (45.7%)

Building Summary

Twin Homes	24
Front Loaded Town Homes	29
Rear Loaded Town Homes	63
Total Units	116

Parking Provided

Garage Spaces	232
Guest Parking (Driveway)	158
Guest Parking (Surface)	58
Total Parking Provided	448

NEW DESIGN



Project Summary

Overall Site Summary

Gross Site Area	10.0 Ac
Total Open Space	5.177 Ac (51.77%)

Building Summary

Twin Homes	30
Front Loaded Town Homes	16
Rear Loaded Town Homes	50
Total Units	96

Parking Required

	Qty	Req	Total
2-Bedroom Units	0	2	0
3-Bedroom Units	96	2.5	240
Guest parking	0.25	91	23
Total Requirement			263

2 OVER 50% GREEN SPACE



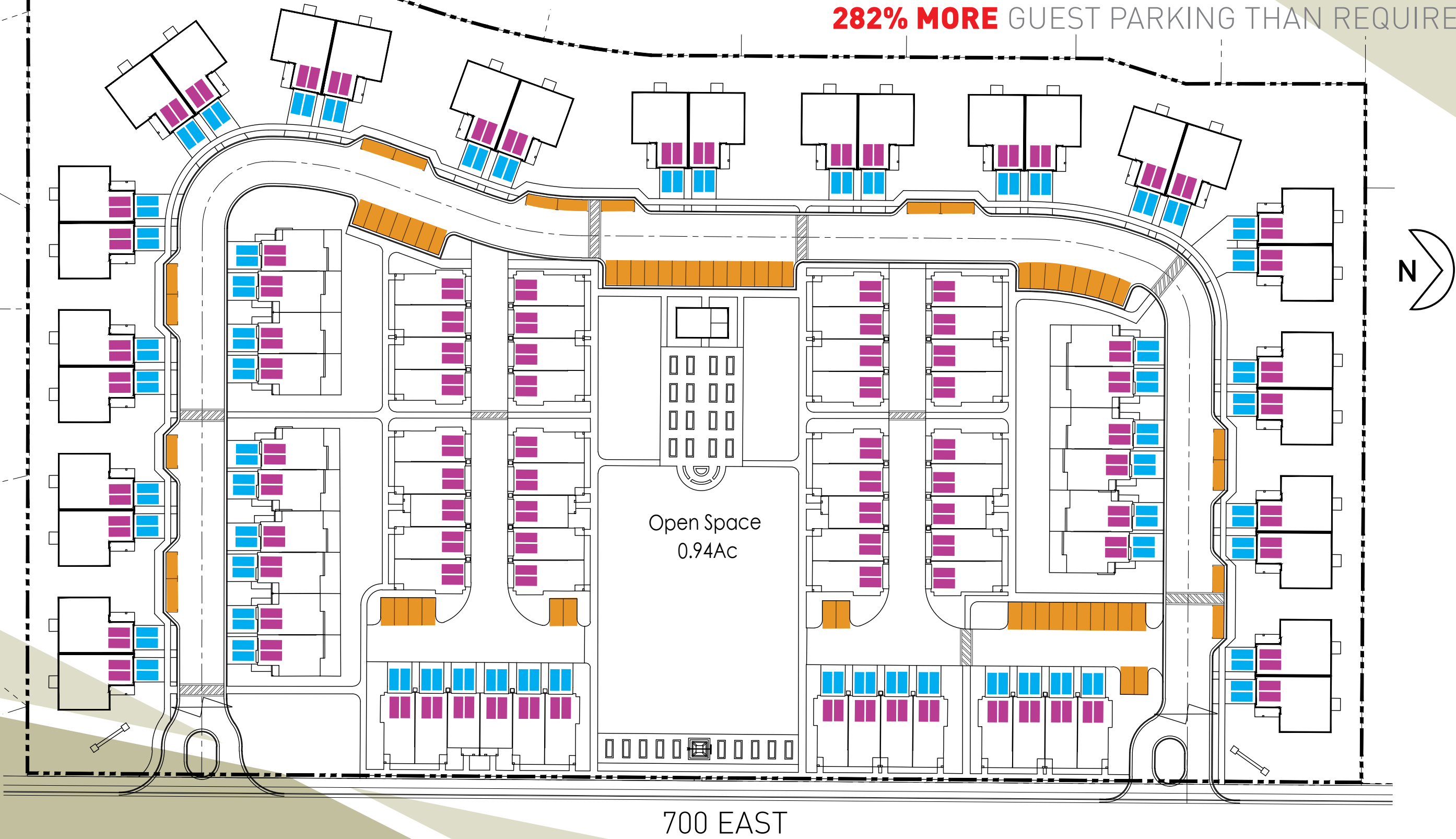
3

377 PARKING SPACES

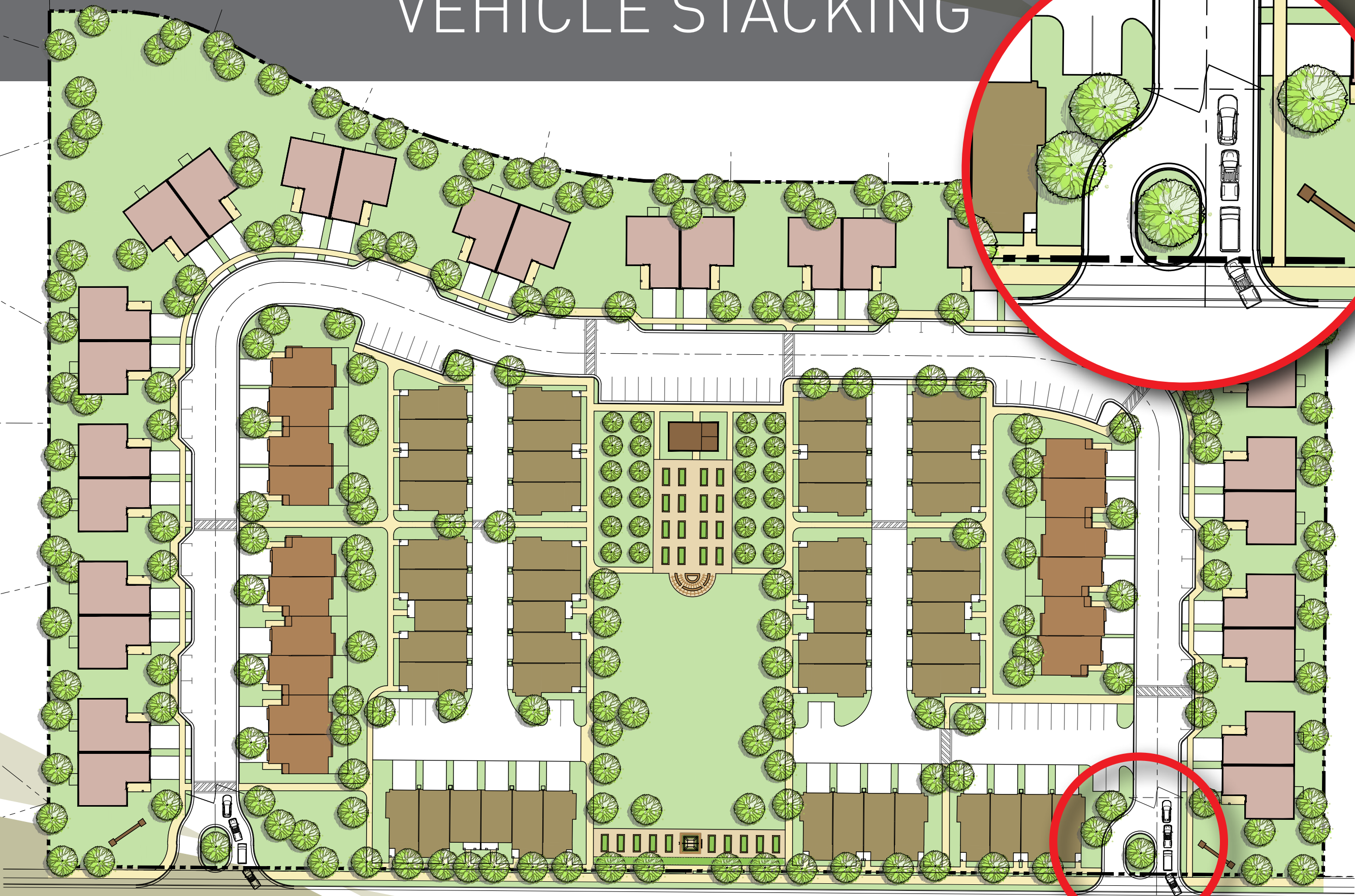
Parking Required				Parking Provided	
	Qty	Req	Total		
2-Bedroom Units	0	2	0	Garage Spaces	192
3-Bedroom Units	96	2.5	240	Guest Parking (Driveway)	120
Guest parking	0.25	91	23	Guest Parking (Surface)	65
Total Requirement			263	Total Parking Provided	377

43% MORE PARKING THAN REQUIRED

282% MORE GUEST PARKING THAN REQUIRED



VEHICLE STACKING



700 EAST

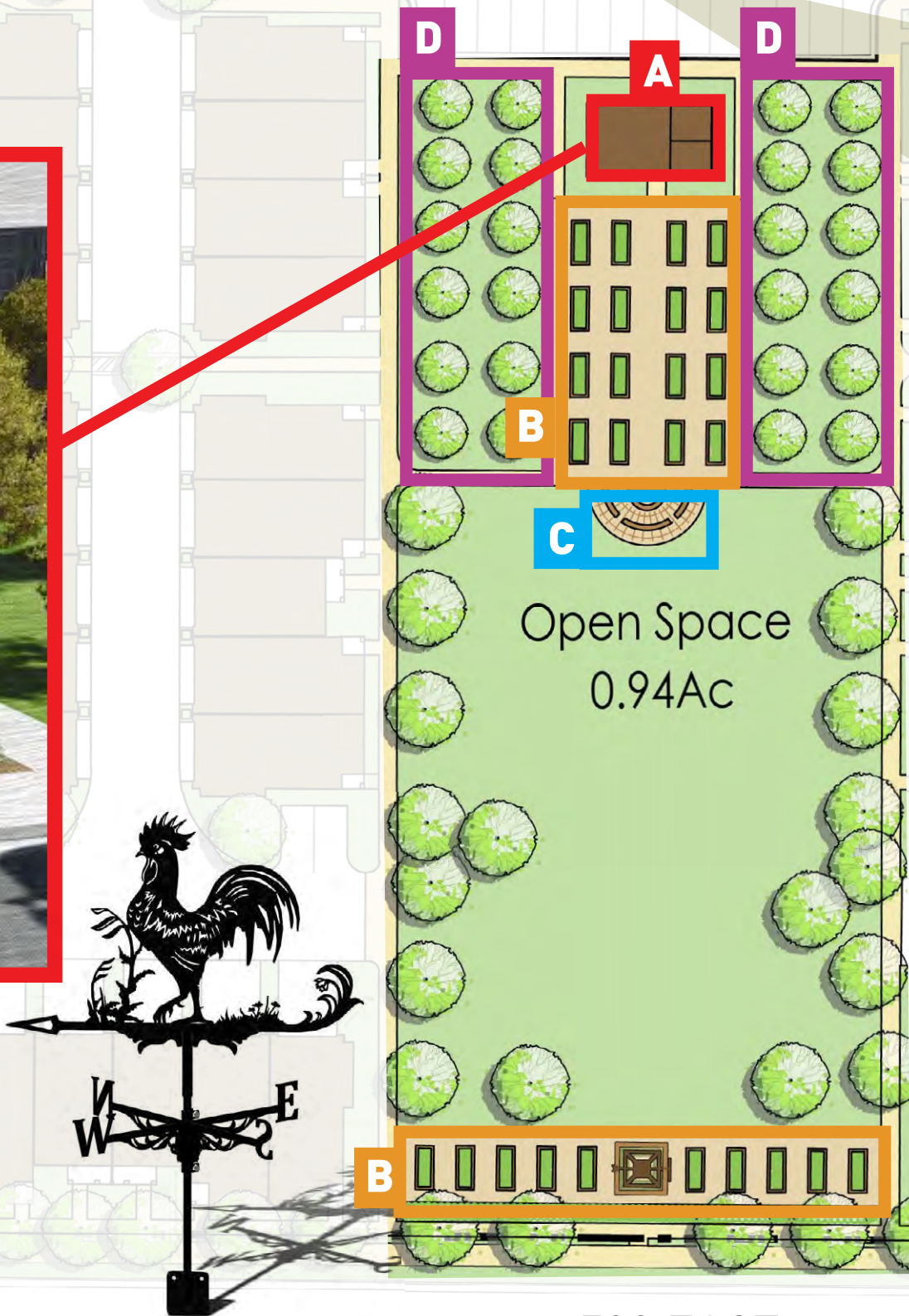
4 FARMHOUSE AMENITY



700 EAST

FARMHOUSE AMENITY

A Red Barn Clubhouse

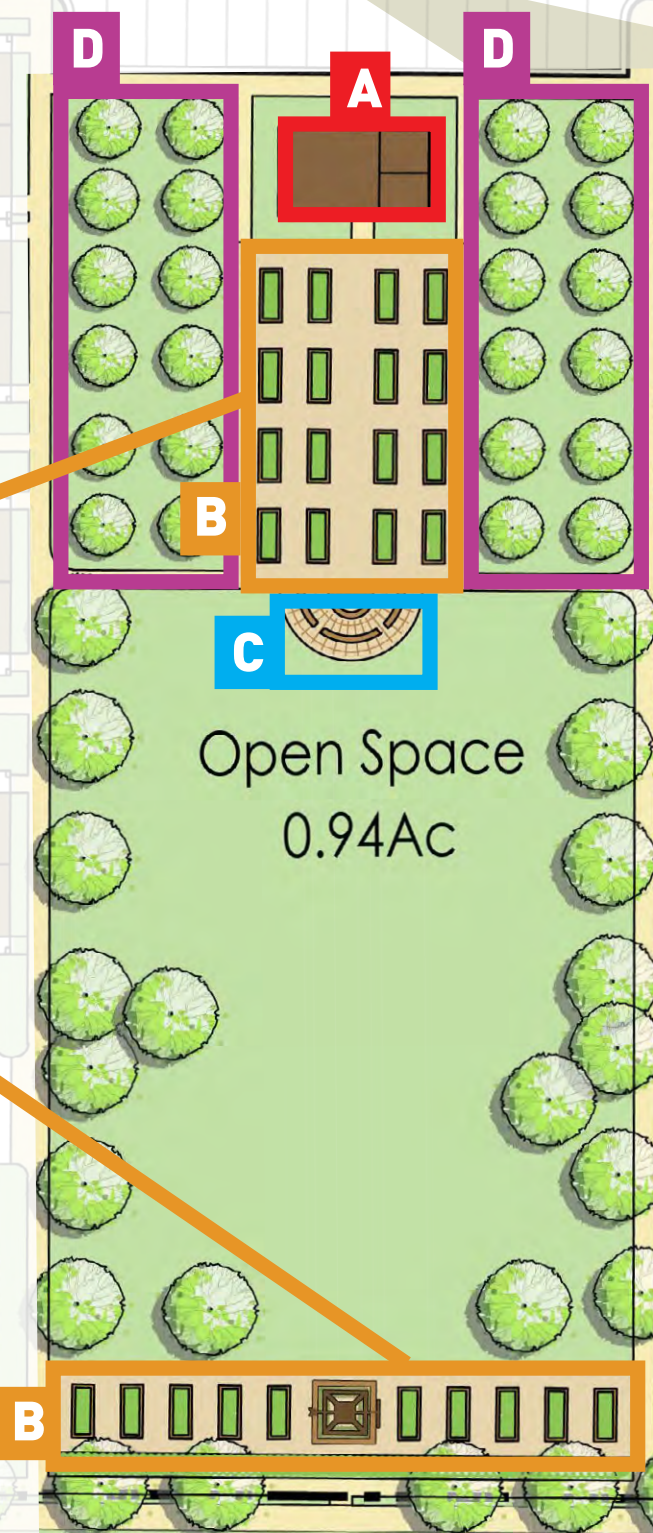


700 EAST

FARMHOUSE AMENITY

B

Community Gardens



Open Space
0.94Ac

700 EAST

COMMUNITY GARDENS



COMMUNITY GARDENS



VIEW FROM 700 EAST

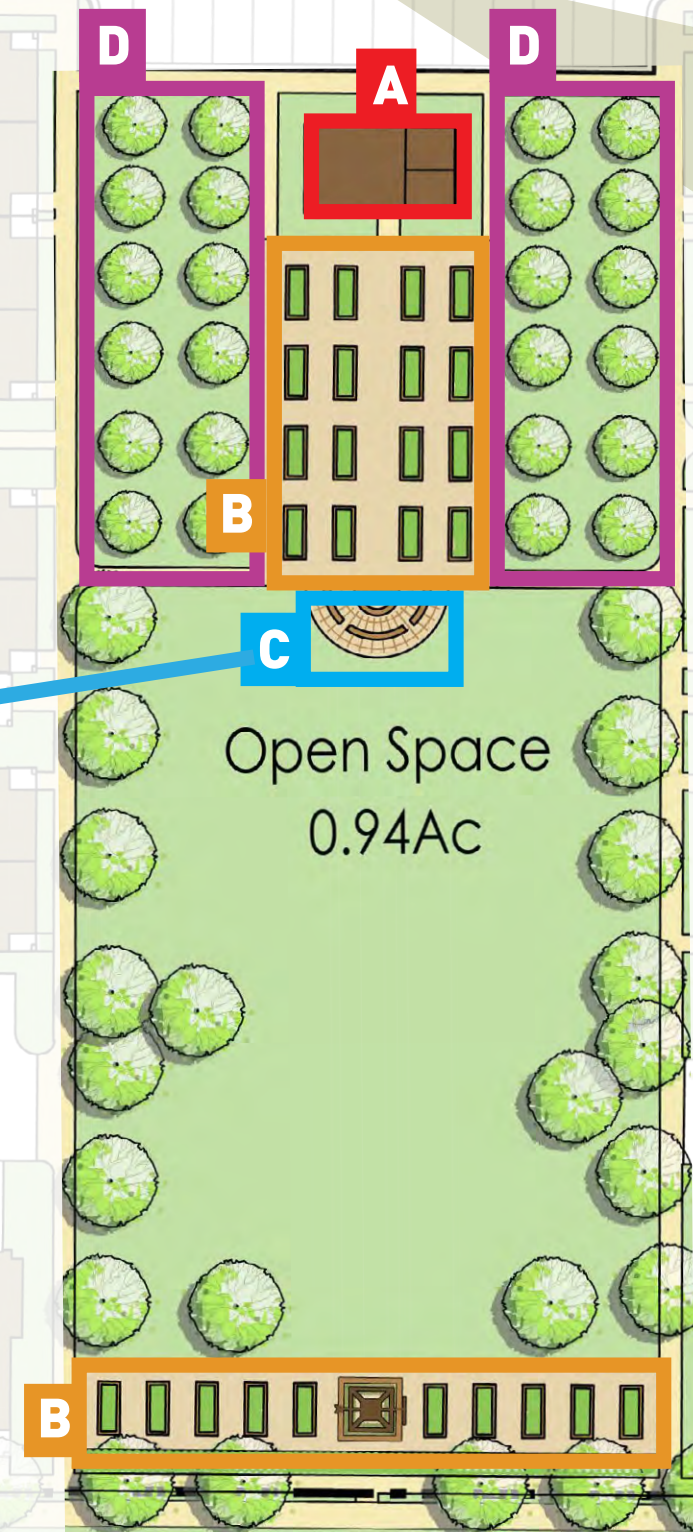


VIEW FROM 700 EAST



FARMHOUSE AMENITY

C Gathering Area

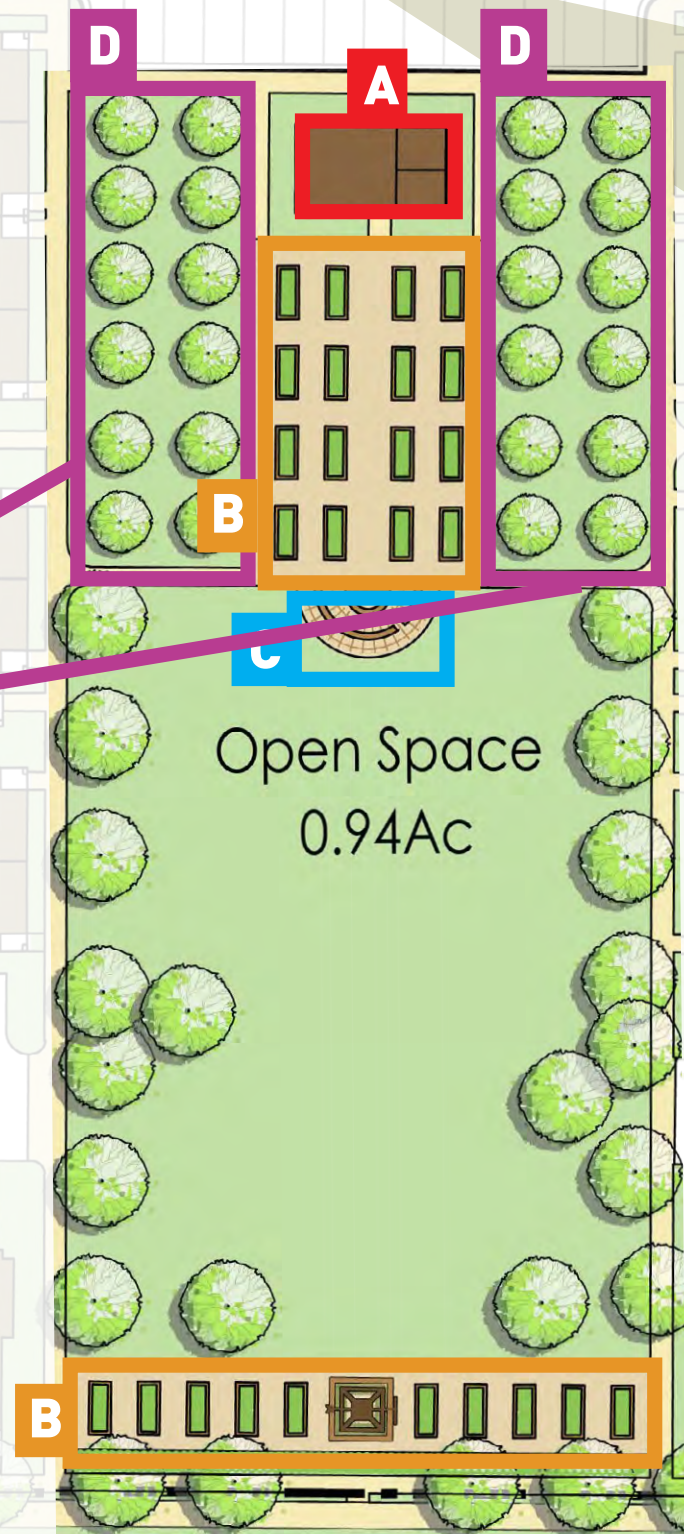


700 EAST

FARMHOUSE AMENITY

D

Orchard Preservation



700 EAST

THEMED PLAYGROUND



BEAUTIFUL NEW ARCHITECTURE

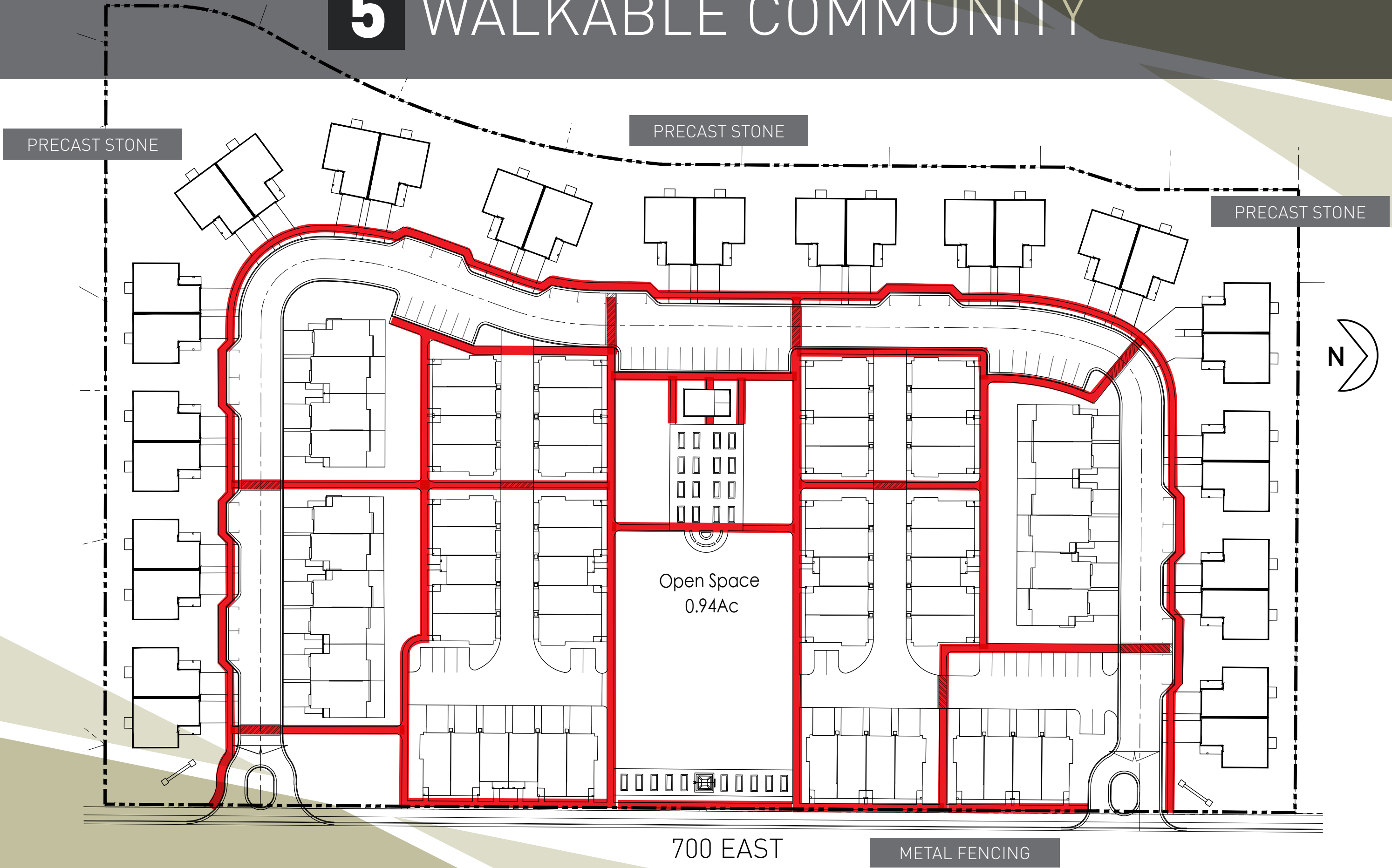
4 FARMHOUSE ARCHITECTURE



BUILDING ARTICULATION



5 WALKABLE COMMUNITY



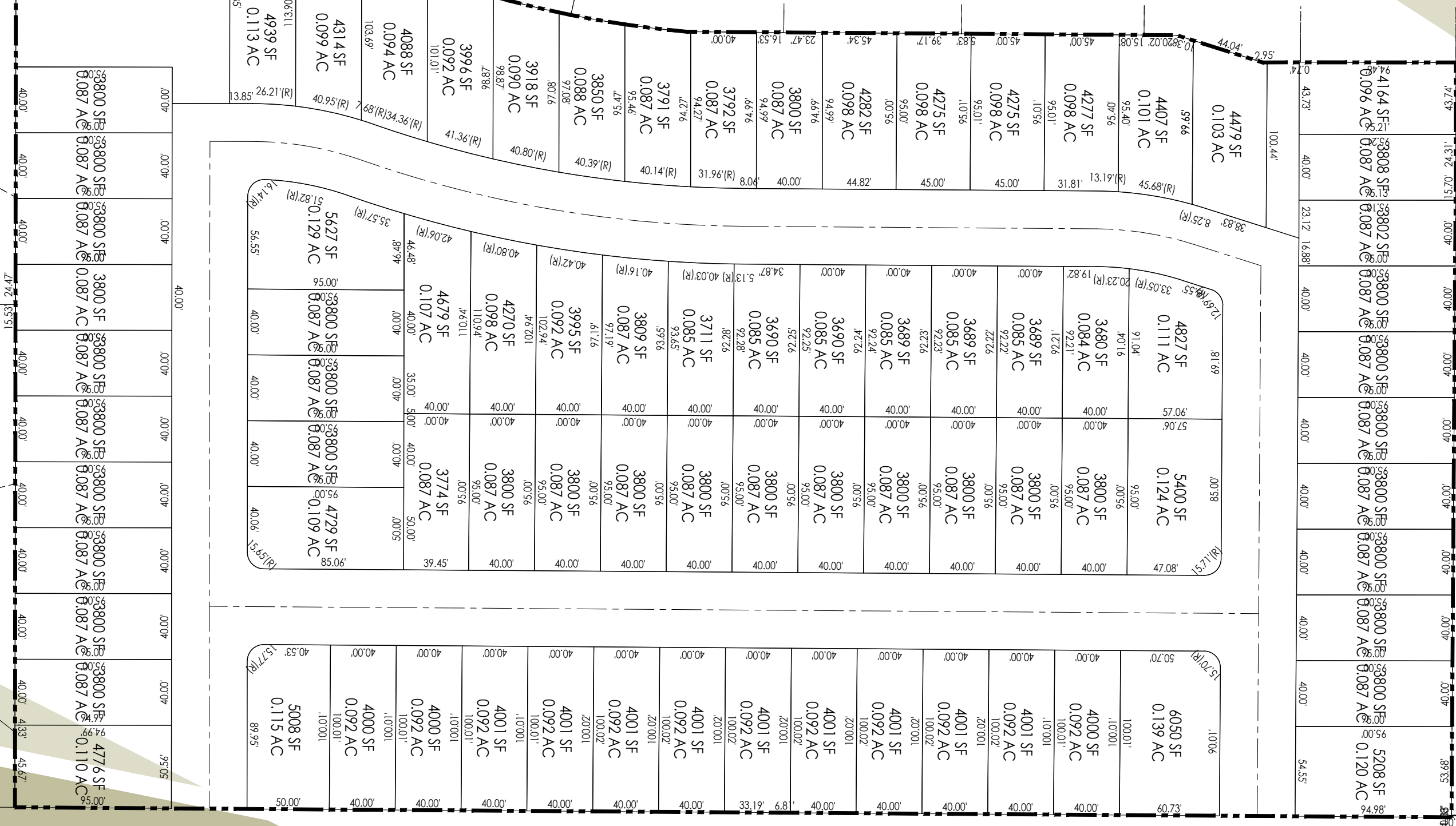
RECAP

- 1** Removed 20 units (9.6 units/acre)
- 2** Over 50% open space
 - » More space between units
- 3** Added parking (377 parking spaces)
 - » 43% more parking than required by City code
 - » 282% more guest parking
- 4** Historic Sandy theme
 - » Farmhouse architecture, red barn clubhouse, community gardens, large front porches, and orchard preservation
- 5** Walkable community



17970 SF
0.413 AC

700 EAST



6 NEW DESIGN



700 EAST

Thank you!

