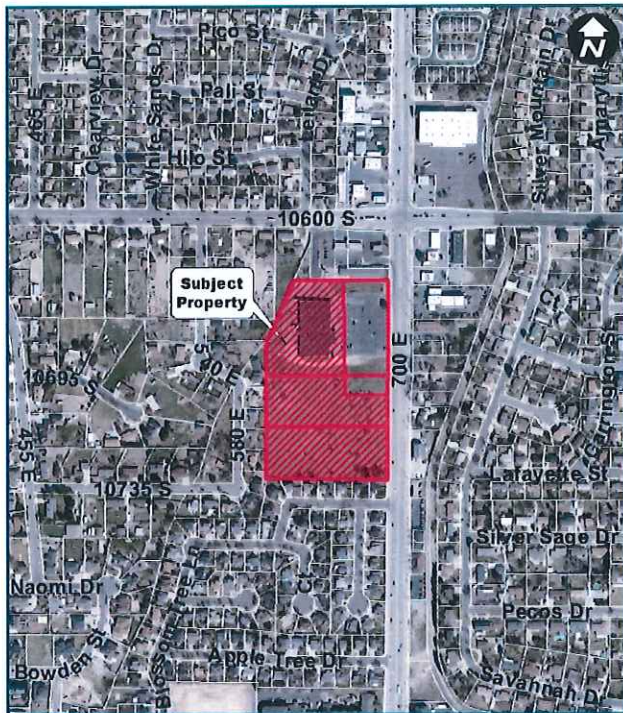


occupied by Ream’s sits on the northern most parcel of the three. The surrounding zone districts, and land uses, are as follows:

- North: CN (car wash)
- East: CN, PUD (8) (700 E., residential, auto repair)
- South: SD(R-1-8) PUD (residential)
- West: R-1-10, R-1-20A, R-1-40A (residential)



ZONE-01-19-5591 :: Villas at Southtowne
10670 S. 700 E.

Sandy COMMUNITY DEVELOPMENT DEPARTMENT

PRODUCED BY JANE WARNER
 THE COMMUNITY DEVELOPMENT DEPARTMENT

A concept plan has been provided by the Applicant that shows a townhome development on the Property and commercial pads on the area that would remain in the CN Zone. The concept plan shows 100 townhome units and three commercial pads. Three access points would be provided from 700 E. for both the residential and the commercial, with no connections to existing roads or stubs for future connections. The Applicant anticipates a mixture of public and private roads in the development. The Applicant has expressed that a majority of the buildings along the existing residential would be a single story in height. These units are depicted in orange on the concept plan.

The Applicant presented a proposal in a neighborhood meeting held on Aug. 23, 2018. The meeting was attended by the Applicant, City Staff, and 55 residents. Following the neighborhood meeting, efforts were made by the Applicant and City Staff to

pursue a grocery store to occupy at least a portion of the Property. Those efforts have been unsuccessful to date.

FACTS AND FINDINGS

- Residents commented on several issues in the neighborhood meeting, including the increase in traffic and congestion, views being blocked, the need for buffering, potential reduction in property values, storm water and utility capacity, and a preference for single-family detached, commercial, a park, or a more rural feel for the site.
- The Property is currently zoned CN. The CN Zone allows buildings on the site to be built up to 30’ from a residential zone district and up to 40’ in height (Development Code of Sandy City 15A-23).
- The PUD Zone requires that maximum density be established for a property with a rezone of the property to the PUD Zone. The purpose of the PUD Zone includes “greater flexibility of design,” “more efficient use of land and the preservation of greater proportions of open

space,” and encouraging “a variety of dwelling types and site arrangements.” (Development Code of Sandy City 15A-20-07).

- The Property would be accessed solely from 700 E., which is designated by the City as a Major Arterial.
- The Property is surrounded by six different zone districts (CN, PUD (8), SD (R-1-8) PUD, R-1-10, R-1-20A, R-1-40A), ranging from rural residential to commercial zones.
- The Sandy City General Plan contains applicable goals and policies, including the following:

HOUSING ELEMENT

- *Goal 1.1 – Develop infill options that complement existing housing stock and neighborhood characteristics.*
- *Goal 1.4 – Ensure a range of housing options to accommodate an aging population and growth trends.*

GROWTH PRINCIPLES

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

CONCLUSION

As with all new development, particularly infill development, any development of the Property will impact and be impacted by surrounding properties. The diversity of the surrounding land uses in this situation accentuates the need to transition from lower-intensity uses to higher-intensity land uses across the subject parcels in order to minimize those impacts. Together with the smaller commercial pads remaining along 700 E. and adequate consideration for height restrictions, buffering, screening, density, product type, etc., a zone change to the PUD Zone, if approved, would allow the flexibility needed to make the transition across the Property and would be consistent with the goals and policies of the Sandy City General Plan.

Planner:

Reviewed by:



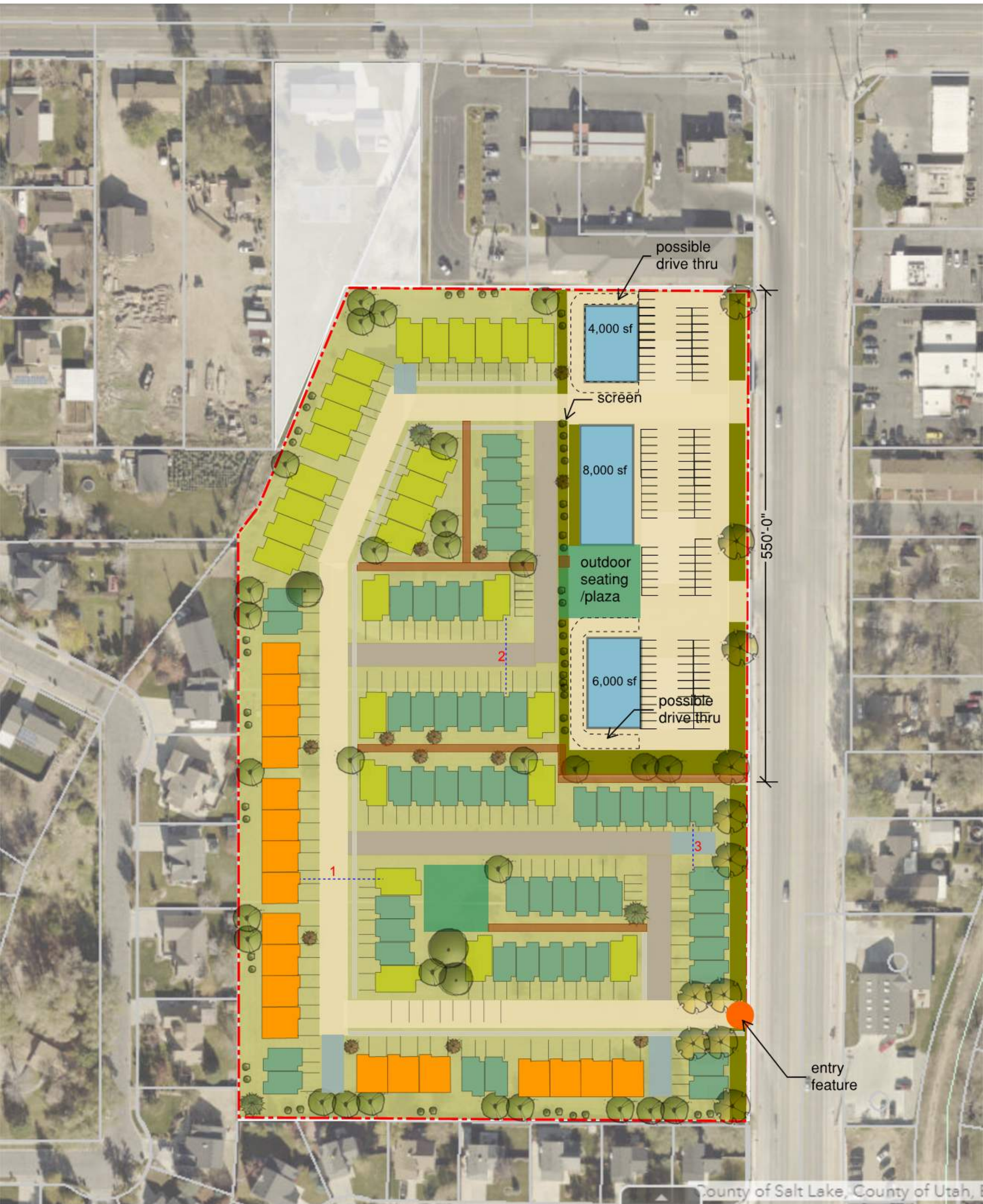
Jake Warner
Long Range Planning Manager



Brian McCuiston
Planning Director

File Name: S:\USERS\PLN\STAFFRPT\2019\ZONE-01-19-5591 Villas @ Southtowne

THACKERAY SANDY SITE
TOWNHOME SITE STUDY



ASSUMPTIONS:

Site area: Three retail sites totaling approx 2.75 acres
 Total retail area: 18,000
 # of stalls: 100 stalls (5.5/1,000)
 Zone: CN - Commercial Neighborhood

Town homes

- count: 19
- count: 28
- count: 53
- Total Count: 100**

**RETAIL
OPTION 1**
Scale 1"=100'



ARCH | NEXUS



Neighborhood Meeting Summary – Community #11

Date: 8/23/2018

Location: Sandy City Hall – Multipurpose Room

Community #/Name: 11

Community Coordinator: Brian Noel

Project Name: Thackery

Number of Attendees: 55

Applicants: Thackery

Number of Invitees: 136

Length of Meeting: 2 hours

Notice Radius: 500 ft.

Project Description: Proposed project is on 10670 S and 700 E. They are proposing to rezone the area to residential and commercial. Project will include 100 townhome units with some retail property.

Community Comments/Concerns:

1. Worried about development blocking the views of the mountains
2. Townhomes are too tall
3. Residents want single family homes rather than townhomes
4. Residents don't want rental properties, they want owner-occupied homes
5. They don't want townhomes in their backyards
6. Setback distance between townhomes and existing homes
7. They suggested a phased approach – single family homes on the outskirts and town homes in the middle
8. Why not all commercial?
9. Proximity of townhomes to existing homes
10. Privacy – don't want homes looking down on their property
11. 10 units/acre is too high density – Mayor Bradburn said no more high-density complexes
 - a. Can they lower the density to 8 units/acre?
12. There are animals on surrounding properties (sheep, chickens, horses, etc.), this development will cause issues
13. Residents want a laid back, quiet, country atmosphere
14. Traffic issues on 700 E and 10600 S is a big concern, there is already bad traffic, and this will just add to it
15. They want a sense of community and a place for kids to play – this does not allow that
16. Residents would prefer smaller, rambler single-family homes
17. Thackery signs are up on the property right now, a resident would like them taken down. The broker is the one who put these up and will take them down.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

18. They are worried about the elementary school impact of this many people moving in. Class sizes will be too large. District won't be able to set new boundaries for years
19. Amenities in surrounding areas
20. Will there be cement barriers on 700 E? No left hand turns? U-dot will determine this
21. They are worried about the retention pond that has caused flooding in the past
22. Utilities – water and sewer, the impact of 100 additional homes
23. Property values of homes going down
24. Pressurized irrigation - Main Pressurized Irrigation line goes from 700 East to 580 East straight through the property in question at about 10730 South. The easement cannot have any structures over the top of it. When the developer makes his site plan, this easement MUST be taken into consideration. The developer needs to contact Draper Irrigation to determine location and the easement length and widths
25. Drainage of property – retention and detention
26. 4 units overlooking existing homes rather than 1 home
27. Some residents would like to see a green space put in this space, a park or something
28. They feel this project is not like the surrounding neighborhoods.