



SANDY CITY COMMUNITY DEVELOPMENT

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MEMORANDUM

September 6, 2018

To: Planning Commission
From: Community Development Department
Subject: Pepperwood Common Area Master Plan
2500 Pepperwood Drive
[Pepper Dell, Community #28]

SPR-07-18-5453
Zone: PUD (1.62)

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

PROPERTY CASE HISTORY	
Case Number	Case Summary
S#81-21	Pepperwood Master Plan and Phasing Plan submitted in 1981. Amendments to the phasing plan were approved on July 11, 1985 and December 20, 1990.
S#75-30	Pepperwood Phase 3 Subdivision which conveyed the eastern half of the park to the Pepperwood HOA to be used as a common open space amenity.
S#85-22	Pepperwood Phase 2A Subdivision which conveyed the western half of the park to the Pepperwood HOA to be used as a common open space amenity.

DESCRIPTION OF REQUEST

The applicant and property manager for the Pepperwood HOA, Mr. David Teerlink, is requesting review and approval of a Master Plan for the common area of the Pepperwood Planned Unit Development (PUD). The Pepperwood HOA is planning extensive renovations to the large open space located at 2500 Pepperwood Drive. The open space serves the community as a large park which includes a swimming pool, playground, and a variety of other recreational facilities. Because Pepperwood is a PUD, the open space and its associated parking need to be reviewed and approved by the Planning Commission. The Pepperwood HOA plans to renovate much of the open space, but intends to do so in phases. The proposed phases of development are shown on the Master Plan being reviewed by the Planning Commission in this proposal.

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 Master Plan was taken to the Pepperwood HOA meetings for their approval. Staff felt that an HOA meeting, which is open for any contributing

member to attend offered residents a similar opportunity to learn about the project that would have otherwise been organized by the city in the form of a neighborhood meeting. Consequently, no neighborhood meeting was held for this application.

DESCRIPTION OF PHASES

The renovations that are called out as part of Phase 1 of the Master Plan have largely been completed. This phase deals mostly with modifications to the grade and open space to the south of the existing building on the site. The grade was lowered to allow occupants of the basement level of the building to exit onto a plaza that has upgraded pedestrian connections to other parts of the park. Some modifications to the building also are included as part of this phase. City staff handled these modifications as a building permit because it was modifying the building and the grade of the space immediately to the south.

The applicant informed staff of the HOA's intent to renovate much of the open space and submitted plans for Phase 2. At this point, the applicant was asked to submit a master plan of the common area, showing the different phases of development and the modifications that would be made. Phase 2 consists of modifications to the hardscape and landscaping of the area around the swimming pool. It also includes small additions to the north side of the building in Phase 1 to provide an equipment storage area and a snack shack/lifeguard station. Finally, Phase 2 includes plans to construct a roundabout drop-off area near the pool, which is intended to help with parking and traffic flow in the park.

Plans for Phase 3 focus on renovations for the southwest portion of the park. Changes include replacing the clay tennis courts with a basketball and pickle ball courts, additional pedestrian walkways, and modifications to the parking lot. A significant amount of landscaping modifications are also included as part of this phase.

Phase 4 of redevelopment deals with the land on the east side of the park, which currently includes large walking areas, grass fields, a playground, as well as tennis, pickle ball, and sports courts. Proposed renovations to this area consist primarily of increasing the number of trees and providing greater pedestrian connections. Modifications to the small parking areas on the north and south sides of the park are also included in this phase.

ANALYSIS

Section 15A-20-07(D) of the Sandy City Development Code lists development standards for Planned Unit Developments. Part "1(j)" states that an internal circulation system of pedestrian and bicycle paths is desirable, particularly when they are separated from vehicle traffic. The proposed modifications to the Pepperwood open space more fully complies to this standard than what existed previously on the site. An increase of sidewalks and paths will better serve the community.

Part "2(b)" of the same section lists desirable amenities for the open space in a PUD. It states that PUDs encourage the "creation of significant recreation or site amenities, including but not limited to, clubhouse, pool, tennis courts, sport courts, playgrounds, play fields, and nature area." The proposed master plan appears to increase the usability and desirability of these amenities for local residents.

Unlike some other PUDs located in Sandy City, the Pepperwood PUD utilizes and maintains a large, centralized open space to serve its residents rather than having smaller spaces distributed throughout the development. The Development Code does not have specific standards for the required amount of parking for this type of open space in a PUD. However, Section 15A-24-08(B)

gives the Planning Commission the authority to determine the amount of parking appropriate for parks and recreation centers. The function of the subject property suggests that the Planning Commission is also responsible for determining the amount of required parking for this application. The Pepperwood open space area, as it currently is configured, includes 68 off-street parking stalls. The proposed renovations to the space as detailed in the master plan will provide a total of 84 stalls when all phases are completed – a net increase of 16 stalls.

CONCERNS

The master plan is currently illustrated to show a new vehicle entrance to the west of the roundabout drop-off area. Moving the entrance to this location would result in complications dealing with left-turn traffic movements. After receiving comments from staff, the applicant has agreed to leave the vehicle entrance in its current location, which is now noted on the master plan. Although this concern has been resolved, staff is recommending that a condition be included to prohibit moving this vehicle entrance.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the **Pepperwood HOA Common Area Master Plan** for the property located at 2500 Pepperwood Drive based on the following findings and subject to the following conditions:

Findings:

1. That the proposal is consistent with the requirements for open spaces in a Planned Unit Development.
2. That the proposed renovations improve the open space and provide desirable amenities for Planned Unit Developments as specified by the Development Code.


Conditions:

1. That the applicant complies with each department's comments and redlines through approval of each phase of development and that all issues be resolved.
2. That all City provisions, codes and ordinances are adhered to during the review, construction, and operations process of this project.
3. That the existing vehicle entrance off of Pepperwood Drive on the west side of the subject property remain in its current location and that any other vehicle entrance off of Pepperwood Drive be reviewed and approved by the Transportation Engineer.
4. That the Planning Commission determine that the proposed 84 parking stalls are sufficient to accommodate use of the open space area.

Planner:


Mitch Vance
Planner

Reviewed by:


Brian McCuiston
Planning Director