



# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

KURT BRADBURN  
MAYOR

MATTHEW HUISH  
CHIEF ADMINISTRATIVE OFFICER

## MEMORANDUM

June 4, 2020

**To:** Planning Commission  
**From:** Community Development Department  
**Subject:** Orchards at Farnsworth Farms Rezone  
 R-1-40A to PUD (12)  
 11228 S. 700 E.  
 [Community #11]

ZONE-03-20-5825  
 10.07 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
S04-30	Farnsworth Farms Subdivision (7/26/2005) – 23.0 acres
A #79-2	Fairborn Annexation (2/13/1979) – 640.8 acres

### REQUEST

Joe Salisbury has submitted an application on behalf of DAI (Applicant) for a zone change of approximately 10.07 acres located at approximately 11228 S. 700 E. (Property) from the R-1-40A Zone (Single Family Residential District) to the PUD (12) (Planned Unit Development).

### BACKGROUND

The subject property includes approximately 10.07 acres on one parcel located on 700 E. The zoning designation (and existing land use) of the surrounding properties are as follows:

- North: SD(EH) (Crescent Heights Senior Housing)
- East: R-1-8 (700 E., Altara Heights Subdivision)
- South: R-1-8 (South Valley Estates Subdivision)
- West: R-1-10 (Orchard Farms Subdivision)



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 11228 S. 700 E.



PRODUCED BY JESS BEARDS  
 CITY COMMUNITY DEVELOPMENT DEPARTMENT

The Applicant submitted a concept plan with the Application. The current version of the concept plan (5/18/20) includes the entire parcel. The concept plan depicts 24 twin home units and 92 townhome units, two street accesses from 700 E., and a 0.76 acre centrally located open space.

The Application was presented in a neighborhood meeting held by Zoom Webinar on May 18, 2020. The meeting was attended by a total of 110 attendees.

### **FACTS AND FINDINGS**

- The Property would be accessed from 700 E., which is a State-owned road and designated by the City as a major arterial.
- There are no streets stubbed from the adjacent neighborhood.
- The PUD Zone requires that a 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 21-20-07).
- 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.*

#### ***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.*

### **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))
- As with all new development, particularly infill development, any development of the Property will impact and be impacted by surrounding properties.
- The PUD Zone allows flexibility to consider adequate height restrictions, buffering, screening, density, product type, etc. that could be utilized to help address the challenges of infill development.

ATTACHMENTS

- Zoning Map
- Concept Plan

Planner:

Reviewed by:

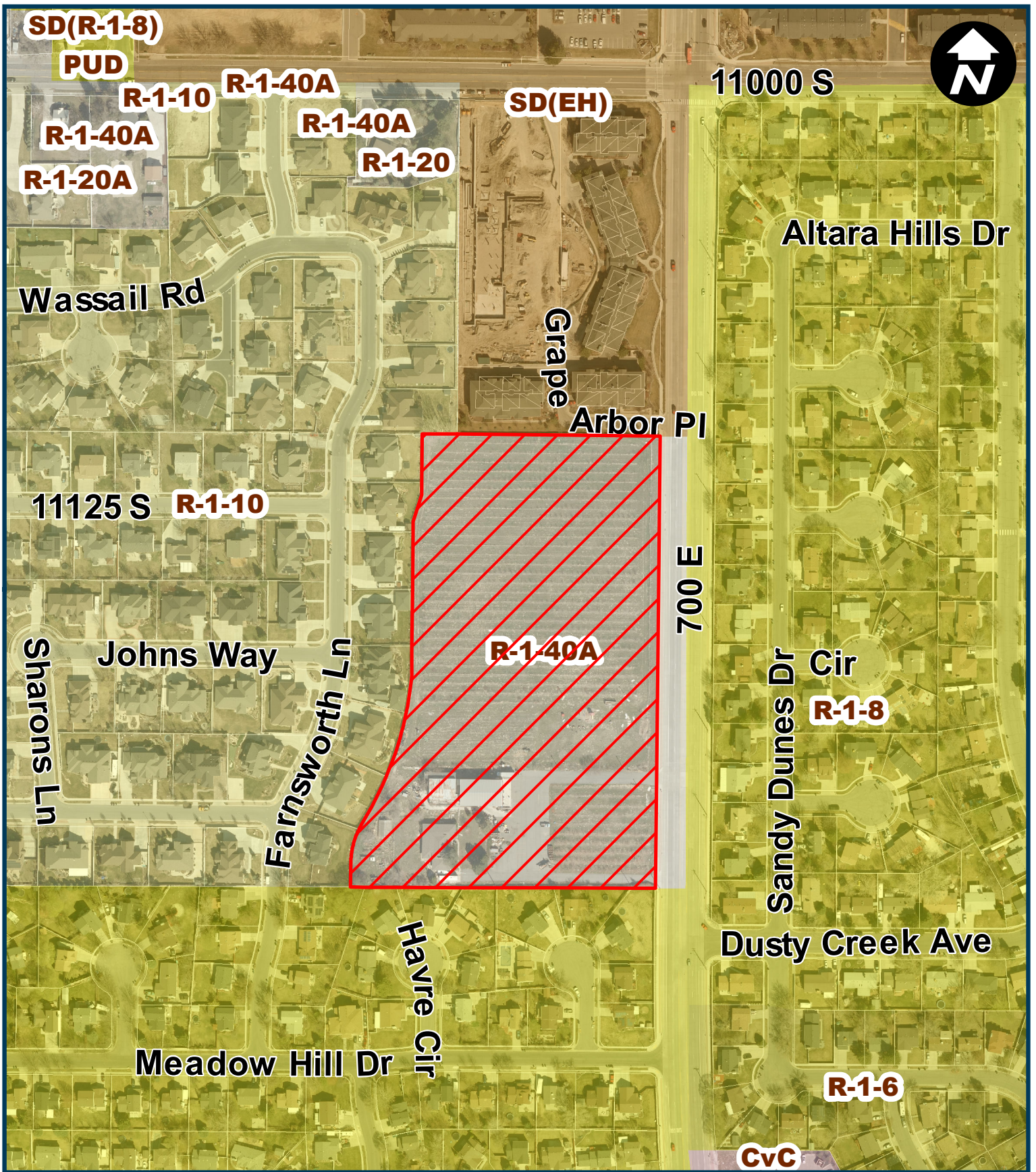


Jake Warner  
Long Range Planning Manager



Brian McCuiston  
Planning Director

File Name: S:\USERS\PLNSTAFFRPT\2020\ZONE-03-20-5825 Orchards at Farnsworth Farms



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11228 S. 700 E.**



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THE COMMUNITY DEVELOPMENT DEPARTMENT



11219  
Bobby & Joyce  
Raymundo

11203  
Ron & Nancy  
Williams

11189  
Scott & Lyn  
Livdahl

11175  
John & Lauren  
Annunziata

11159  
Shane & Kelly  
Duffin

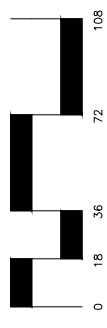
11143  
Nick & Diane  
Wright

11127  
John & Gloria  
Hays

11109  
Barry Chen  
& Xiu Li

Open Space  
0.761 AC

May 18, 2020



### 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
<b>Total Units</b>	<b>116</b>

### Parking Provided

Garage Spaces	232
Guest Parking (Driveway)	158
Guest Parking (Surface)	58
<b>Total Parking Provided</b>	<b>448</b>