



# SANDY CITY COMMUNITY DEVELOPMENT

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DIRECTOR

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## MEMORANDUM

Jan. 17, 2019

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**To:** Planning Commission  
**From:** Community Development Department  
**Subject:** RWK Rezone, R-1-20A to R-1-12  
590 E. and 606 E. 10600 S.  
[Community #11 - Crescent]

ZONE-10-18-5552  
2.0 Acres

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**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
S# 68-01	Crescent Estates 1 (7/5/1968)

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### REQUEST

Bob Kelez (Applicant) has submitted an application on behalf of RWK Cottonwood Heights LLC for a zone change of two parcels (approximately 2.0 acres) located at 590 E. and 606 E. 10600 S. (Property) from the R-1-20A Zone to R-1-12 Zone (Proposal), both “Single Family Residential Districts.”

### BACKGROUND

The Property is located on 10600 S., and currently includes two single family homes with direct access to 10600 S. It is located between properties to the south and the west that are zoned R-1-40A, property to the east that is zoned R-1-20A, and properties zoned R-1-8 on the opposite side of 10600 S.



**RWK REZONE**  
590 E. & 606 E. 10600 S.

PRODUCED BY JAKE WARWICK  
THE COMMUNITY DEVELOPMENT DEPARTMENT

The Applicant submitted with the application a concept plan that shows a potential five-lot subdivision of the Property. The concept plan would require demolition of the existing single family homes. The development would include a cul-de-sac adjacent to the east boundary, providing access to the new lots and potentially future access to the property to the east. The concept plan shows lots ranging in size from 0.29 acre to 0.34 acre.

A community meeting was held on Nov. 20, 2018. The meeting was attended by the Applicant's representatives, City staff, and residents (42 signed-in). The Applicant had originally proposed a zone change to the R-1-6 Zone, with a concept plan depicting an 11-lot subdivision. The Proposal was changed to a request for the R-1-12 Zone, and a concept plan depicting a 5-lot subdivision, following the community meeting.

## FACTS AND FINDINGS

- Property owners raised several concerns in the 11/20/18 neighborhood meeting with the originally requested zone (R-1-6). In response to those concerns, the Applicant amended the Proposal to the current request.
- The Property currently has farm animal rights, as do the properties to the west, south, and east of the Property. Future lots in an R-1-12 Zone would not have farm animal rights.
- The Property is adjacent to or in close proximity to areas zoned R-1-8, R-1-10, R-1-20A, R-1-40A, and CN ("Planned Center-Neighborhood District"-a commercial zone).
- All of the immediate surrounding properties, including those across 10600 S., have a residential use, and range in size from 0.18 acre to 0.96 acre in area. However, the Property is within approximately 10' at one point of a CN Zone district.
- The R-1-12 Zone requires a minimum lot area of 12,000 square feet.
- The Sandy City General Plan includes the following applicable goals.

### **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**

The proposed zone change, and potential subdivision in accordance with the concept plan, would create lots with lot sizes within the range of surrounding lots and lots in close proximity to the Property and is consistent with goals and policies of the Sandy City General Plan.

Planner:

Reviewed by:

  
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Jake Warner  
Long Range Planning Manager

  
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Brian McCuiston  
Planning Director

File Name: SAUSERS\PLN\STAFFRPT\2018\ZONE-10-18-5552\_RWK