



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

November 5, 2020

To: Planning Commission
From: Community Development Department
Subject: Orchards at Farnsworth Farms Rezone R-1-40A to PUD (10)
 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 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). The Application was presented to the Planning Commission in a public hearing on June 4, 2020, and the Planning Commission forwarded a recommendation that the City Council not approve the Application. The City Council held a meeting on October 13, 2020 to consider the Application. The City Council passed a motion requesting that the Application be remanded the back to the Planning Commission for consideration of a zone change to PUD(10), with an associated concept plan, before a final decision is made by the City Council.



ZONE-03-20-5825 :: Orchards at Farnsworth Farms
11228 S. 700 E.

PREPARED BY JAVIL HARRIS
COMMUNITY DEVELOPMENT DEPARTMENT

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)

The Applicant originally submitted a concept plan with the Application that showed a total of 116 dwelling units, 24 single-story twin home units and 92 townhome units. The Application was presented in a neighborhood meeting held by Zoom Webinar on May 18, 2020. A public hearing was held for the Application by the Planning Commission on June 4, 2020. By a vote of 6-1, the Planning Commission forwarded a recommendation that the City Council not approve the Application.

The Application was presented to the City Council on October 13, 2020. During the meeting the Applicant presented a revised concept plan. The revised concept plan reduced the total number of units to 96, 30 single-story twin home units and 66 townhome units, and added additional amenities. After several motions failed, the City Council passed a motion by a vote of 4-3 that the Application be returned to the Planning Commission for consideration of a zone change to PUD(10) and to provide input on the revised concept plan. City staff is administering the action by the City Council as an amendment to the original application.

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
- Original Concept Plan
- Revised Concept Plan

Planner:

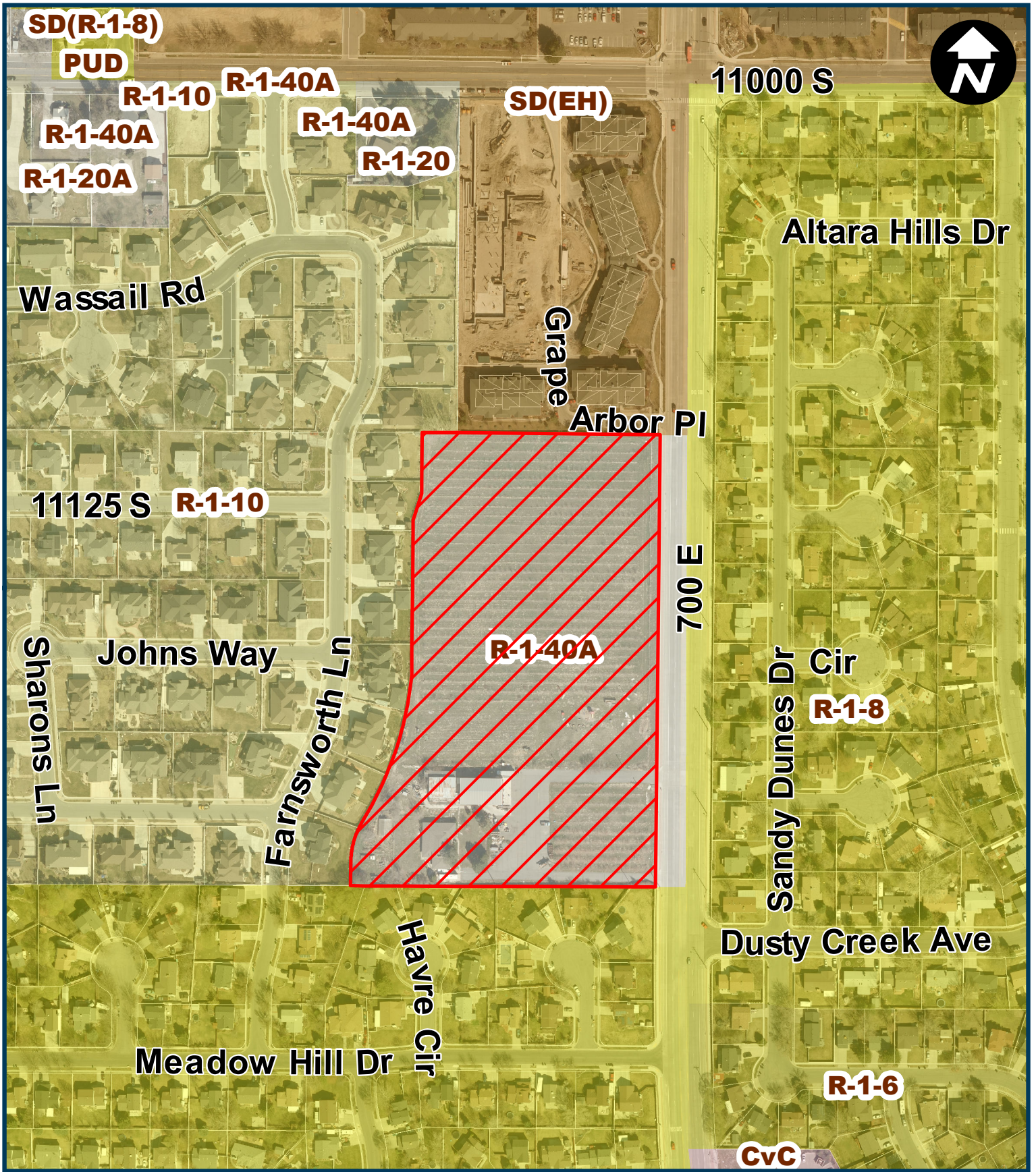


Jake Warner
Long Range Planning Manager

Reviewed by:



Brian McCuiston
Planning Director



**ZONE-03-20-5825 :: Orchards at Farnsworth Farms
11228 S. 700 E.**



PRODUCED BY JAKE WARNER
THE COMMUNITY DEVELOPMENT DEPARTMENT



11219
Bobby & Joyce
Raymundo

11203
Ron & Nancy
Williams

11189
Scott & Lyn
Livdahl

11175
John & Lauren
Annunziata

11159
Shane & Kelly
Duffin

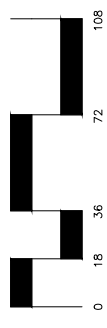
11143
Nick & Diane
Wright

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
Total Units	116

Parking Provided

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

NEW DESIGN

- » 9.6 units/acre (20 units less than previous plan)
- » Over 50% open space
- » More parking
- » Developed historic Sandy theme
- » More sidewalks



700 EAST