



SANDY CITY COMMUNITY DEVELOPMENT

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MEMORANDUM

February 1, 2018

To: Planning Commission
From: Community Development Department
Subject: Sutton Property Rezone, R-1-20A to R-1-9
10944 S. 1000 E., 969 E. Avila Ct. (portion)
[Community #12]

ZONE-01-18-5348
1.05 Acres

HEARING NOTICE: *This item has been noticed to property owners within 300 feet of the subject area, on public websites, and in the newspaper.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
S#98-18	Silver Sage #10 Subdivision

REQUEST

Gene Anderson has submitted an application for a zone change of property (approximately 0.96 acres) located at 10944 S. 1000 E. and a portion of property (approximately 0.09 acres) located at 969 E. Avila Court from the R-1-20A Zone to R-1-9 Zone, both "Single Family Residential Districts." The resulting zone change would allow for a two-lot subdivision of the parcel at 10944 S. 1000E. Both of the affected properties are owned by the applicant, Gene Anderson.

BACKGROUND

The Applicant has expressed his desire to divide the property located at 10944 S. 1000 E. In order to do so, the Applicant has requested a rezone of the property to the R-1-9 Zone. There is an existing house on the property, located towards the southern part of the property. A new buildable lot would be possible on the northern portion of the property upon approval of the proposed rezone and approval and recording of a subdivision plat.

The property at 969 E. Avila Court is adjacent to the west of 10944 S. 1000 E. A lot line adjustment affecting the two subject properties has previously been recorded, with the property at 969 E. Avila Court acquiring property from the property at 10944 S. 1000 E. The original property at 969 E. Avila Court is zoned R-1-9, but the acquired portion remained zoned R-1-20A. Both properties



are now owned by the Applicant, and the entire area of the two properties that is zoned R-1-20A is included in the proposed zone change.

The subject properties are located on the west side of 1000 E., where a majority of the surrounding properties, including those directly adjacent to the west and south, are zoned R-1-9. The property adjacent to the north is zoned R-1-20A. The properties across 1000 E. from the subject properties are zoned R-1-8.

A community meeting was held on December 21, 2017. According to the community coordinator, three neighbors attended the meeting. No concerns were expressed with the Applicant’s proposal.

FACTS AND FINDINGS

- The R-1-9 Zone requires a minimum lot width of 75’ and a minimum lot area of 9,000 square feet.
- The majority of the properties along 1000 E. in this area are residential properties zoned R-1-8 and R-1-9 that front on to 1000 E., with lot widths of 75 feet to 115 feet.
- A future two-lot subdivision of 10944 S. 1000 E. would result in one new buildable lot that would front on to 1000 E., with an average lot width between the two lots of approximately 100’ and an average lot area of approximately 0.45 acres (19,600 square feet).
- The proposed rezone is supported by the Sandy City General Plan, including the following 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.*

CONCLUSION


The applicant's intent to rezone the subject properties and potentially subdivide one of the properties (10944 S. 1000 E.) to create an additional building lot appears to be consistent with the Sandy City General Plan, Development Code, and the land use and average property size in the surrounding area.

Planner:

Reviewed by:



Jake Warner
Long Range Planning Manager



Brian McCuiston
Planning Director

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