



SANDY CITY COMMUNITY DEVELOPMENT

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MEMORANDUM

February 18, 2021

To: Planning Commission
From: Community Development Department
Subject: Coppercreek Rezone
CN & R-1-8 to RM (10)
1368 E. Copper Creek Road
[Community #16, Falcon Park]

ZONE-01-21-5975
0.63 Acres

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area, on public websites, in the newspaper, and a sign on the property.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
S72-35	Silvercrest Park 1 (2/18/1972) – 11.95 acres
GG-41	GG-41 Annexation (3/12/1969) – 881.57 acres
ZONE-07-20-7877	Coppercreek Rezone – 1.02 acres (denied)

REQUEST

Utah Development Group (Applicant) has submitted an application for a zone change of a portion (approximately 0.63 acres) of a 1.02 acre parcel located at approximately 1368 E. Copper Creek Road from the CN (Planned Center-Neighborhood District) and R-1-8 Zone (Single Family Residential District) to the RM (10) (Residential Multi-Family District).

BACKGROUND

The subject property includes the west side of a parcel that is split-zoned (CN and R-1-8), and located on the corner of Copper Creek Road and 1380 E. An existing building on the property has most recently been used as a reception center.



ZONE-01-21-5975 :: Coppercreek
1368 E. Coppercreek Road

DATE: 02-18-21

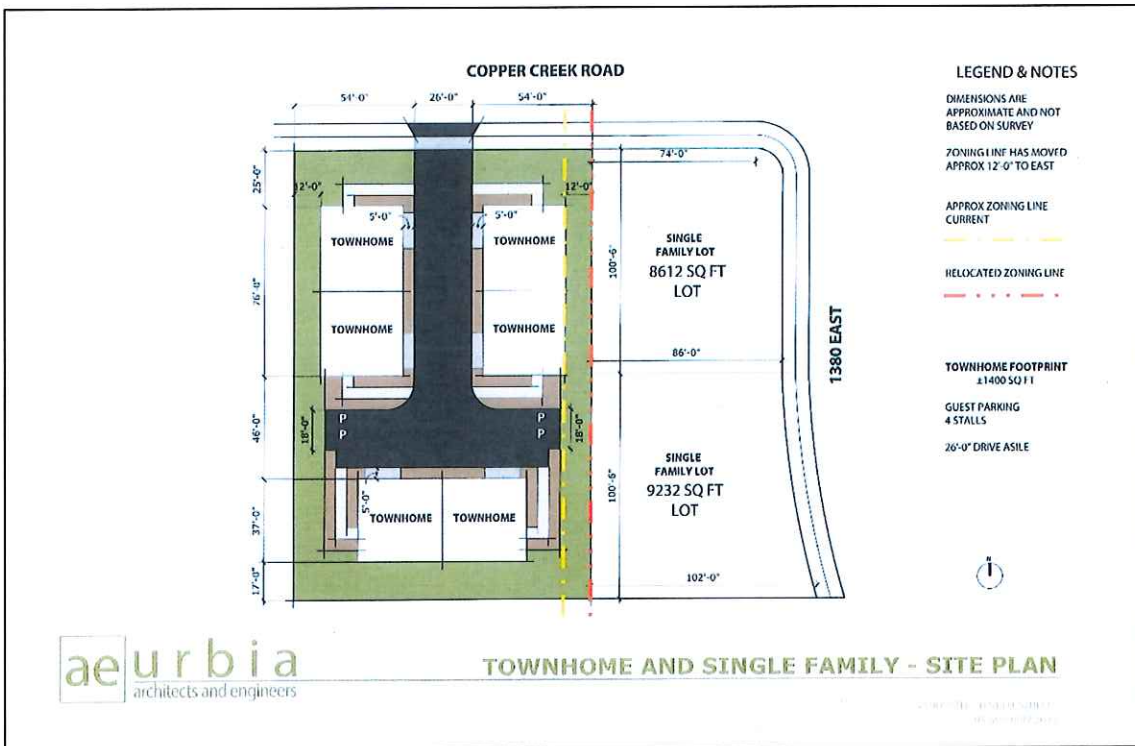
PROJECT: PL 21-001-0001
THE COMMUNITY DEVELOPMENT DEPARTMENT

The zoning designation (and existing land use) of the surrounding properties are as follows:

- North: R-1-8 (Copper Creek Road, church building)
- East: R-1-8 (1380 E., Silvercrest Park Subdivision)
- South: CN (church building)
- West: CN (day care)

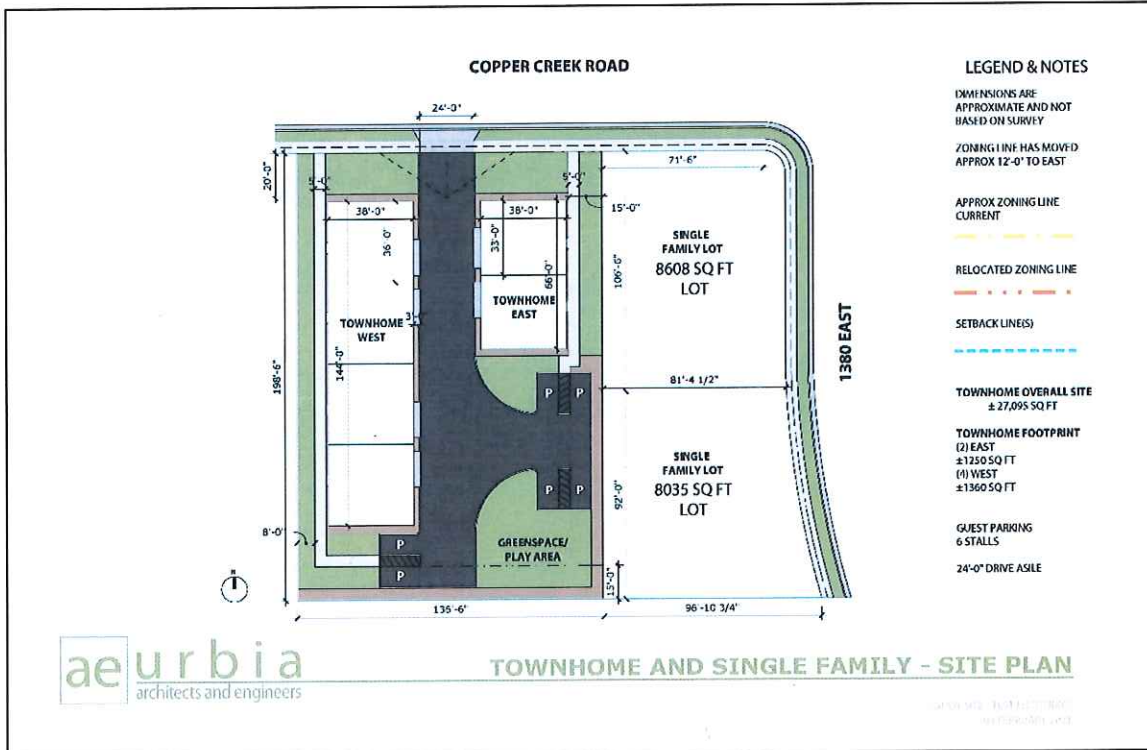
An application requesting a zone change of the entire parcel to the RM(12) Zone was processed in 2020. That application was denied by the City Council.

The Applicant submitted a concept plan with the Application. The concept plan (1/5/21) depicts 3 twin home buildings (6 units) on the portion of the parcel subject to this application. The remainder portion on the east, not subject to this application, would remain in the R-1-8 Zone. The concept plan shows two single family homes in the remainder portion facing 1380 E.



The Application was presented in a neighborhood meeting held by Zoom Webinar on January 28, 2021. Staff counted eight residents attending the neighborhood meeting. A summary of the meeting is attached.

A second concept plan (2/3/21) was provided to staff after the neighborhood meeting. The second plan expanded the hammerhead turnaround, added guest parking, and divided the six units into a four-plex and one twin home building. The final layout is ultimately subject to compliance with the Development Code upon a full review of a complete set of plans by City staff and approval by the Planning Commission as part of a future application for a subdivision/site plan.



FACTS AND FINDINGS

- The Property is adjacent to both Copper Creek Road and 1380 E. Both streets are City streets.
- The RM Zone (Development Code §21-20-08) includes, among others, the following requirements:
 - Setbacks:
 - A minimum of 20’ from a public right-of-way.
 - For developments under one acre, the side setback shall be eight feet, except that sides abutting single-family residential shall be 15 feet.
 - For developments under one acre, the rear setback shall be 15 feet, except that the rear abutting single-family residential shall be 20’.
 - Height: Buildings shall be no higher than 35’.
 - Landscaping:
 - In no case shall the front yard landscaping be less than 20’.
 - For property lines other than the front property line, a minimum 5’ landscaped buffer shall be provided.

- The Sandy City Development Code does not allow for the submittal of the same zoning “amendment” application, after having previously been denied, for a period of one year from the denial by the City Council. (Development Code §21-5-4)
- 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.*

APPENDIX O: SANDY CITY 1300 EAST CORRIDOR STUDY SUMMARY
While the Study specifically focused on properties that directly access 1300 E., the Recommendation section includes the following:

- *“The nature of the use, impacts, hours of operation, scale, setback, and residential interface are important when considering compatible uses that should be approved within the area described.”*
- *“Low Density PUD (garden style or Townhouse at 6-8 units per acre)” is included among a list of recommended uses.*
- *“The RM (Residential Multiple) Zone and the PO (Professional Office) could still be used but in cases where more intense development is appropriate and will not adversely affect nearby neighborhoods.”*

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.
- As both the zone being requested and the zone boundary of this application are different from the zoning application processed in 2020, City Staff does not consider this application to be requesting the same zoning amendment.
- The proposed land use of the subject property, being that the property is located between commercial uses and single family detached residential, could assist in transitioning and buffering between the different uses of the adjacent properties.

ATTACHMENTS


- Neighborhood Meeting Summary (1/28/21)

Planner:

Reviewed by:



Jake Warner
Long Range Planning Manager



Brian McCuiston
Planning Director

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