



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

November 15, 2018

To: Planning Commission
From: Community Development Department
Subject: Crescent Highlands Plat B Amended Subdivision
(Preliminary Review)
1778 E. Crescent View Dr.
[Community #26]

SUB-10-18-5498
Zone: R-1-10
0.21 Acres, 1 Lot

HEARING NOTICE: *This item has been noticed to property owners within **500** feet of the subject area.*

PROPERTY CASE HISTORY	
Crescent Highlands B	The original subdivision plat which designated the subject property as a "sump area". The plat was recorded in July of 1974.

DESCRIPTION OF REQUEST

Mr. Kevin Ward and Ms. Michelle Todd (applicants) are requesting preliminary subdivision review for a single-lot subdivision located at 1778 E. Crescent View Drive. The 0.21 acre subject property was previously platted as a "sump area," un-buildable lot during the original subdivision that established the lots in the surrounding neighborhood. Since the time of the original Crescent Highlands Plat B subdivision, no structures have been built on the subject property and it is no longer necessary to be used as a sump area. The proposed subdivision would simply remove the lot's designation as a sump area and make it a buildable single-family lot.

NOTICE

Notices were mailed to property owners within a 500 foot radius of the subject parcel to notify them of the Planning Commission meeting. Additionally, planning staff held a neighborhood meeting on October 30, 2018 in order to discuss the application with residents. However, no citizens attended the meeting.

ANALYSIS

The R-1-10 zone allows for single-family housing on lots with a minimum size of 10,000 square feet. The subject property was originally platted consistent with the rest of surrounding properties in terms of size, frontage, and utility connections. The proposed lot meets the requirements for the zone as described in the Development Code. The subject property was used for storm water retention for the surrounding subdivision until Bell Canyon Park was installed immediately to the south. A storm drain line now runs along the east boundary of the subject property and funnels storm water into the park retention area. A letter from Tyler Shelley from the Public Utilities department is attached, which certifies that the “sump area” is no longer necessary. The proposed plat includes a utility easement on the east side of the lot that will provide public access to the line for future maintenance. No dedication is being required as part of this application because the sidewalk and park strip improvements were installed after the original subdivision was approved.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary review is complete for the **Crescent Highlands Plat B Amended Subdivision**, located at 1778 E. Crescent View Drive, subject to the following conditions:

Condition:

1. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
2. That all City provisions, codes and ordinances are adhered to during the review, construction, and operations process of this project.

Planner:



Mitch Vance
Planner

Reviewed by:



Brian McCuiston
Planning Director